



KAMUYU AYDINLATMA PLATFORMU

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL A.Ş. Financial Report Unconsolidated 2026 - 1. 3 Monthly Notification

General Information About Financial Statements

Financial Statements for the Period Ended 31.03.2026



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	76.799	4.239
Financial Investments	4	89.994.307	96.400.230
Other Receivables	6	3.434.293	
Other Receivables Due From Unrelated Parties	6	3.434.293	
Prepayments	7	411.923	704.600
Prepayments to Unrelated Parties	7	411.923	704.600
Other current assets	12	30.885.507	37.407.539
Other Current Assets Due From Unrelated Parties	12	30.885.507	37.407.539
SUB-TOTAL		124.802.829	134.516.608
Total current assets		124.802.829	134.516.608
NON-CURRENT ASSETS			
Investment property	8	2.932.569.720	2.932.569.720
Property, plant and equipment	9	176.983	183.698
Total non-current assets		2.932.746.703	2.932.753.418
Total assets		3.057.549.532	3.067.270.026
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables	5		599
Trade Payables to Unrelated Parties	5		599
Other Payables	6	1.136.692	1.104.553
Other Payables to Unrelated Parties	6	1.136.692	1.104.553
Deferred Income Other Than Contract Liabilities	7	149.202	
Other Current Liabilities	12	89.169	207.762
Other Current Liabilities to Unrelated Parties	12	89.169	207.762
SUB-TOTAL		1.375.063	1.312.914
Total current liabilities		1.375.063	1.312.914
NON-CURRENT LIABILITIES			
Deferred Tax Liabilities	10	369.183.059	368.579.566
Total non-current liabilities		369.183.059	368.579.566
Total liabilities		370.558.122	369.892.480
EQUITY			
Equity attributable to owners of parent		2.686.991.410	2.697.377.546
Issued capital	13	46.846.881	46.846.881
Inflation Adjustments on Capital		1.183.948.448	1.183.948.448
Treasury Shares (-)		-6.685.499	-6.685.499
Restricted Reserves Appropriated From Profits	13	158.586.969	158.586.969
Prior Years' Profits or Losses		1.314.680.747	753.871.310
Current Period Net Profit Or Loss		-10.386.136	560.809.437
Total equity		2.686.991.410	2.697.377.546
Total Liabilities and Equity		3.057.549.532	3.067.270.026

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	
GROSS PROFIT (LOSS)		0	
General Administrative Expenses	14	-5.574.471	-3.304.097
Other Income from Operating Activities	15		1.054.998
Other Expenses from Operating Activities	15	-275.245	-18.286
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-5.849.716	-2.267.385
Investment Activity Income	16	8.052.813	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		2.203.097	-2.267.385
Finance income	17		8.677.265
Finance costs	17	-5.198	
Gains (losses) on net monetary position	21	-11.980.542	-14.179.351
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-9.782.643	-7.769.471
Tax (Expense) Income, Continuing Operations		-603.493	-14.824.132
Deferred Tax (Expense) Income	10	-603.493	-14.824.132
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-10.386.136	-22.593.603
PROFIT (LOSS)		-10.386.136	-22.593.603
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-10.386.136	-22.593.603
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		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		0	
TOTAL COMPREHENSIVE INCOME (LOSS)		-10.386.136	-22.593.603
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-10.386.136	-22.593.603

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		72.134	1.029.623
Profit (Loss)		-10.386.136	-22.593.603
Adjustments to Reconcile Profit (Loss)		609.782	23.188.886
Adjustments for depreciation and amortisation expense		6.715	2.294
Adjustments for Interest (Income) Expenses		0	-8.301.280
Adjustments for Tax (Income) Expenses		603.493	-17.678.043
Other adjustments for non-cash items			-3.219.350
Adjustments Related to Gain and Losses on Net Monetary Position		-426	52.385.265
Changes in Working Capital		3.445.049	434.340
Decrease (Increase) in Financial Investments		6.405.923	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-3.434.293	978.457
Decrease (Increase) in Prepaid Expenses		292.677	
Adjustments for increase (decrease) in trade accounts payable		-599	-325.907
Increase (Decrease) in Employee Benefit Liabilities			-98.151
Adjustments for increase (decrease) in other operating payables		32.139	-120.059
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		149.202	
Cash Flows from (used in) Operations		-6.331.305	1.029.623
Other inflows (outflows) of cash		6.403.439	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		0	-209.389
Purchase of Property, Plant, Equipment and Intangible Assets			-209.389
Purchase of property, plant and equipment			-209.389
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		0	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		72.134	820.234
Net increase (decrease) in cash and cash equivalents		72.134	820.234
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		4.239	100.909.010
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		426	-9.226.055
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		76.799	92.503.189

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	Treasury Shares	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		
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	46.846.881	1.183.948.448	-6.685.499				158.586.969	1.100.558.742	-346.682.897	2.136.572.644	2.136.572.644
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								-346.682.897	346.682.897		
Total Comprehensive Income (Loss)									-22.593.603	-22.593.603	-22.593.603
Profit (loss)									-22.593.603	-22.593.603	-22.593.603
Other Comprehensive Income (Loss)											
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	46.846.881	1.183.948.448	-6.685.499				158.586.969	753.875.945	-22.593.603	2.113.979.041	2.113.979.041
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	46.846.881	1.183.948.448	-6.685.499				158.586.969	753.871.310	560.809.437	2.697.377.546	2.697.377.546
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								560.809.437	-560.809.437		
Total Comprehensive Income (Loss)									-10.386.136	-10.386.136	-10.386.136
Profit (loss)									-10.386.136	-10.386.136	-10.386.136
Other Comprehensive Income (Loss)											
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											

Previous Period
01.01.2025 - 31.03.2025

Current Period
01.01.2026 - 31.03.2026

