



## KAMUYU AYDINLATMA PLATFORMU

# ATA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2026 - 1. 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 31.03.2026	Previous Period 31.12.2025
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	47.069.629	50.517.118
Trade Receivables	5,23	5.077.182	4.731.173
Trade Receivables Due From Related Parties	5,23	4.008.794	3.721.096
Trade Receivables Due From Unrelated Parties	5	1.068.388	1.010.077
Other Receivables	7	485.886	38.917
Other Receivables Due From Unrelated Parties	7	485.886	38.917
Prepayments	9	1.929.312	1.032.634
Prepayments to Unrelated Parties	9	1.929.312	1.032.634
Current Tax Assets	9	4.309	0
<b>SUB-TOTAL</b>		<b>54.566.318</b>	<b>56.319.842</b>
<b>Total current assets</b>		<b>54.566.318</b>	<b>56.319.842</b>
<b>NON-CURRENT ASSETS</b>			
Investment property	10	908.923.541	908.600.280
Property, plant and equipment	11	330.985	356.798
Right of Use Assets	12	3.824.315	619.363
Intangible assets and goodwill	11	832.038	912.687
Other intangible assets	11	832.038	912.687
Prepayments	9	11.716	0
Prepayments to Unrelated Parties	9	11.716	0
<b>Total non-current assets</b>		<b>913.922.595</b>	<b>910.489.128</b>
<b>Total assets</b>		<b>968.488.913</b>	<b>966.808.970</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Portion of Non-current Borrowings	6	501.758	258.281
Current Portion of Non-current Borrowings from Related Parties		256.884	13.510
Lease Liabilities	6	256.884	13.510
Current Portion of Non-current Borrowings from Unrelated Parties		244.874	244.771
Lease Liabilities	6	244.874	244.771
Trade Payables	5,23	2.217.911	2.758.708
Trade Payables to Related Parties	5,23	846.863	1.336.648
Trade Payables to Unrelated Parties	5	1.371.048	1.422.060
Employee Benefit Obligations	13	1.095.851	753.589
Other Payables	7	1.306.610	1.298.900
Other Payables to Unrelated Parties	7	1.306.610	1.298.900
Deferred Income Other Than Contract Liabilities	8	90.052	128.643
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	90.052	128.643
Current tax liabilities, current		0	574.613
Current provisions	14	614.461	476.071
Current provisions for employee benefits	14	614.461	476.071
<b>SUB-TOTAL</b>		<b>5.826.643</b>	<b>6.248.805</b>
<b>Total current liabilities</b>		<b>5.826.643</b>	<b>6.248.805</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	6	3.130.978	303.485
Long Term Borrowings From Related Parties		2.925.947	0
Lease Liabilities	6	2.925.947	0
Long Term Borrowings From Unrelated Parties		205.031	303.485
Lease Liabilities	6	205.031	303.485
Non-current provisions	14	508.233	428.031
Non-current provisions for employee benefits	14	508.233	428.031
Deferred Tax Liabilities	21	167.969.134	157.176.640
<b>Total non-current liabilities</b>		<b>171.608.345</b>	<b>157.908.156</b>
<b>Total liabilities</b>		<b>177.434.988</b>	<b>164.156.961</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		791.053.925	802.652.009
Issued capital	16	47.500.000	47.500.000

Inflation Adjustments on Capital	16	556.134.680	556.134.680
Share Premium (Discount)	16	43.448.324	43.448.324
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	16	-511.633	-594.282
Restricted Reserves Appropriated From Profits	16	6.862.364	6.862.364
Prior Years' Profits or Losses	16	149.300.923	156.332.079
Current Period Net Profit Or Loss	16	-11.680.733	-7.031.156
<b>Total equity</b>		<b>791.053.925</b>	<b>802.652.009</b>
<b>Total Liabilities and Equity</b>		<b>968.488.913</b>	<b>966.808.970</b>

## 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	17	11.291.629	11.914.909
Cost of sales	17	-4.839.516	-3.525.653
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>6.452.113</b>	<b>8.389.256</b>
<b>GROSS PROFIT (LOSS)</b>		<b>6.452.113</b>	<b>8.389.256</b>
General Administrative Expenses	18	-7.058.556	-7.114.381
Other Income from Operating Activities	19	4.353.058	7.738.720
Other Expenses from Operating Activities	19	-606	-7.349
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>3.746.009</b>	<b>9.006.246</b>
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>3.746.009</b>	<b>9.006.246</b>
Finance costs	20	-275.367	-362.077
Gains (losses) on net monetary position	24	-4.394.301	-7.871.039
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>-923.659</b>	<b>773.130</b>
Tax (Expense) Income, Continuing Operations		-10.757.074	-13.540.173
Current Period Tax (Expense) Income	21	0	-297.707
Deferred Tax (Expense) Income	21	-10.757.074	-13.242.466
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-11.680.733</b>	<b>-12.767.043</b>
<b>PROFIT (LOSS)</b>		<b>-11.680.733</b>	<b>-12.767.043</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-11.680.733	-12.767.043
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülebilir Faaliyetlerden Pay Başına Kazanç</i>	22	-0,24600000	-0,26900000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		82.649	56.063
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	82.649	56.063
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>82.649</b>	<b>56.063</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-11.598.084</b>	<b>-12.710.980</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-11.598.084	-12.710.980

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		-11.680.733	-12.767.043
Profit (Loss) from Continuing Operations		-11.680.733	-12.767.043
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	11,12	423.988	225.087
Adjustments for provisions	14	419.150	206.058
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	419.150	206.058
Adjustments for Interest (Income) Expenses	19	242.020	346.593
Adjustments for Interest Income	19	-25.319	-12.668
Adjustments for interest expense	20	267.339	359.261
Adjustments for Tax (Income) Expenses	21	10.757.074	13.266.493
Adjustments Related to Gain and Losses on Net Monetary Position		4.900.757	24.556.806
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable	5,23	-777.679	-783.282
Decrease (Increase) in Trade Accounts Receivables from Related Parties	5,23	-627.209	-326.237
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	5	-150.470	-457.045
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	-450.519	34.632
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	-450.519	34.632
Decrease (Increase) in Prepaid Expenses	9	-908.394	-1.142.745
Adjustments for increase (decrease) in trade accounts payable	5,23	-289.094	63.219
Increase (Decrease) in Trade Accounts Payables to Related Parties	5,23	-367.830	-27.245
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	78.736	90.464
Increase (Decrease) in Employee Benefit Liabilities	13	411.019	180.365
Adjustments for increase (decrease) in other operating payables	7	126.223	401.371
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	126.223	401.371
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	8	-38.591	-38.591
Other Adjustments for Other Increase (Decrease) in Working Capital		75.424	349.215
Decrease (Increase) in Other Assets Related with Operations		-3.522.478	0
Increase (Decrease) in Other Payables Related with Operations		3.597.902	349.215
<b>Cash Flows from (used in) Operations</b>			
Interest received	19	25.319	12.668
Income taxes refund (paid)	9	-526.495	226.200
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Purchase of Property, Plant, Equipment and Intangible Assets	11	0	-42.533
Cash Outflows from Acquisition of Investment Property	10	-323.261	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Payments of Lease Liabilities	6	-408.863	-412.055
Interest paid	6,20	-267.339	-359.261
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		1.710.006	24.323.197
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
Inflation Effect on Cash and Cash Equivalents		-5.157.495	-24.271.368
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
	4	47.069.629	79.443.360

# 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	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)	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		
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	16	47.500.000	556.134.680	43.448.324	-532.961			6.862.364	98.015.619	58.316.460	809.744.486	809.744.486
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	16								58.316.460	-58.316.460		0
<b>Total Comprehensive Income (Loss)</b>					56.063				-12.767.043	-12.710.980		-12.710.980
Profit (loss)	16								-12.767.043	-12.767.043		-12.767.043
Other Comprehensive Income (Loss)	16				56.063					56.063		56.063
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>	16	47.500.000	556.134.680	43.448.324	-476.898			6.862.364	156.332.079	-12.767.043	797.033.506	797.033.506
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	16	47.500.000	556.134.680	43.448.324	-594.282			6.862.364	156.332.079	-7.031.156	802.052.009	802.052.009
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	16								-7.031.156	7.031.156	0	0
<b>Total Comprehensive Income (Loss)</b>					82.649				-11.680.733	-11.598.084		-11.598.084
Profit (loss)	16								-11.680.733	-11.680.733		-11.680.733
Other Comprehensive Income (Loss)	16				82.649					82.649		82.649
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  
01.01.2025 - 31.03.2025

