



KAMUYU AYDINLATMA PLATFORMU

TÜRKER PROJE GAYRİMENKUL VE YATIRIM GELİŞTİRME 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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	22.329.064	27.489.340
Other Receivables		1.185.640	874.515
Other Receivables Due From Unrelated Parties	8	1.185.640	874.515
Prepayments		255.645	32.902
Prepayments to Unrelated Parties	17	255.645	32.902
Other current assets		2.048.407	2.040.264
Other Current Assets Due From Unrelated Parties	17	2.048.407	2.040.264
SUB-TOTAL		25.818.756	30.437.021
Total current assets		25.818.756	30.437.021
NON-CURRENT ASSETS			
Other Receivables		111.202	118.181
Other Receivables Due From Unrelated Parties	8	111.202	118.181
Investment property	9	3.181.002.675	3.181.002.675
Property, plant and equipment		91.458	48.772
Fixtures and fittings	10	91.458	48.772
Right of Use Assets	11	1.114.052	951.862
Intangible assets and goodwill		60.285	64.073
Other intangible assets	12	60.285	64.073
Prepayments		2.107	2.904
Prepayments to Unrelated Parties	17	2.107	2.904
Total non-current assets		3.182.381.779	3.182.188.467
Total assets		3.208.200.535	3.212.625.488
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		442.277	307.523
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		442.277	307.523
Lease Liabilities	13	442.277	307.523
Trade Payables		322.692	191.884
Trade Payables to Unrelated Parties	7	322.692	191.884
Employee Benefit Obligations	16	651.181	396.860
Other Payables		3.776.020	84.158
Other Payables to Unrelated Parties	8	3.776.020	84.158
SUB-TOTAL		5.192.170	980.425
Total current liabilities		5.192.170	980.425
NON-CURRENT LIABILITIES			
Long Term Borrowings		674.934	668.914
Long Term Borrowings From Unrelated Parties		674.934	668.914
Lease Liabilities	13	674.934	668.914
Employee Benefit Obligations	16	1.125.625	1.139.971
Deferred Tax Liabilities	26	767.307.493	766.150.096
Total non-current liabilities		769.108.052	767.958.981
Total liabilities		774.300.222	768.939.406
EQUITY			
Equity attributable to owners of parent		2.433.900.313	2.443.686.082
Issued capital	18	128.172.525	128.172.525
Inflation Adjustments on Capital		19.011.401	19.011.401
Share Premium (Discount)		759.461	759.461
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-762.606	-795.972
Gains (Losses) on Revaluation and Remeasurement		-762.606	-795.972
Gains (Losses) on Remeasurements of Defined Benefit Plans	16,18	-762.606	-795.972
Prior Years' Profits or Losses		2.296.538.667	2.099.002.162
Current Period Net Profit Or Loss	27	-9.819.135	197.536.505
Total equity		2.433.900.313	2.443.686.082
Total Liabilities and Equity		3.208.200.535	3.212.625.488

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	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	20,21	-8.401.347	-5.304.747
Other Income from Operating Activities	22	152.466	136.710
Other Expenses from Operating Activities	22	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-8.248.881	-5.168.037
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-8.248.881	-5.168.037
Finance income	24	2.236.066	411.926
Finance costs	24	-182.433	-168.721
Gains (losses) on net monetary position	25	67.423.465	64.972.668
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		61.228.217	60.047.836
Tax (Expense) Income, Continuing Operations		-71.047.352	-67.694.251
Deferred Tax (Expense) Income	26	-71.047.352	-67.694.251
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-9.819.135	-7.646.415
PROFIT (LOSS)		-9.819.135	-7.646.415
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-9.819.135	-7.646.415
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	-0,00077000	-0,00089000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		33.366	37.045
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	47.666	49.393
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-14.300	-12.348
Taxes Relating to Remeasurements of Defined Benefit Plans		-14.300	-12.348
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		33.366	37.045
TOTAL COMPREHENSIVE INCOME (LOSS)		-9.785.769	-7.609.370
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-9.785.769	-7.609.370

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			
Profit (Loss)		-9.819.135	-7.646.415
Profit (Loss) from Continuing Operations		-9.819.135	-7.646.415
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11,12	148.620	82.297
Adjustments for provisions		89.666	-11.905
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	89.666	-11.905
Adjustments for Interest (Income) Expenses		-2.049.741	-234.686
Adjustments for Interest Income	24	-2.232.174	-403.407
Adjustments for interest expense	24	182.433	168.721
Adjustments for unrealised foreign exchange losses (gains)	24	-3.892	-8.519
Adjustments for Tax (Income) Expenses	26	71.061.652	67.706.599
Adjustments Related to Gain and Losses on Net Monetary Position		-67.440.957	-65.068.398
Changes in Working Capital			
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-394.721	-33.851
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	-394.721	-33.851
Decrease (Increase) in Prepaid Expenses	17	-225.213	-381.237
Adjustments for increase (decrease) in trade accounts payable		148.317	14.086
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	148.317	14.086
Increase (Decrease) in Employee Benefit Liabilities	16	290.531	76.090
Adjustments for increase (decrease) in other operating payables		3.699.541	1.527.629
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	3.699.541	1.527.629
Other Adjustments for Other Increase (Decrease) in Working Capital		-194.299	-188.569
Decrease (Increase) in Other Assets Related with Operations	17,26	-194.299	-188.569
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	10,11,12	-349.708	-1.384.814
Interest received		2.288.551	352.677
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from Capital Advances	18	0	13.086.545
Proceeds from borrowings		295.807	1.313.139
Proceeds from Other Financial Borrowings	13	295.807	1.313.139
Payments of Lease Liabilities	13	-65.942	0
Interest paid	24	-182.433	-168.721
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-2.703.356	9.031.947
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	6	27.432.963	3.823.351
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS			
		-2.400.543	-206.356
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	6	22.329.064	12.648.942

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	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	Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses		Net Profit or Loss	
Gains (Losses) on Remeasurements of Defined Benefit Plans													
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	18	7.120.696	116.658.166	7.201.707		-732.201			8.355.292	2.077.170.744	89.077.708	2.304.852.112	2.304.852.112
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										89.077.708	-89.077.708		
Total Comprehensive Income (Loss)						37.044					-7.646.416	-7.609.372	-7.609.372
Profit (loss)											-7.646.416	-7.646.416	-7.646.416
Other Comprehensive Income (Loss)	16					37.044						37.044	37.044
Issue of equity													
Capital Decrease													
Capital Advance				13.086.545								13.086.545	13.086.545
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	116.658.166	20.288.252		-695.157			8.355.292	2.166.248.452	-7.646.416	2.310.329.285	2.310.329.285
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	18	128.172.525	19.011.401	759.461		-795.972				2.099.002.162	197.536.505	2.443.686.082	2.443.686.082
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										197.536.505	-197.536.505		
Total Comprehensive Income (Loss)						33.366					-9.819.135	-9.875.769	-9.875.769
Profit (loss)											-9.819.135	-9.819.135	-9.819.135
Other Comprehensive Income (Loss)	16					33.366						33.366	33.366
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

