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KAMUYU AYDINLATMA PLATFORMU

PASİFİK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2026 - 1. 3 Monthly Notification

General Information About Financial Statements

2026 Non-Consolidated Financial Reports for the First Quarter

Statement of Financial Position (Balance Sheet)

KAMUYU AYDINLATMA PLATFORMU
PUBLIC DISCLOSURE PLATFORM

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	102.952.270	2.234.791.003
Financial Investments		2.418.239	2.447.783
Trade Receivables		5.206.949.568	3.464.558.909
Trade Receivables Due From Unrelated Parties	5	5.206.949.568	3.464.558.909
Other Receivables		25.270.162	23.318.237
Other Receivables Due From Unrelated Parties	6	25.270.162	23.318.237
Inventories	7	27.196.473.964	25.813.577.247
Prepayments		6.040.669.549	4.822.331.077
Prepayments to Related Parties	4	4.524.444.450	3.606.348.926
Prepayments to Unrelated Parties	8	1.516.225.099	1.215.982.151
Other current assets	11	345.301.191	391.075.960
SUB-TOTAL		**38.920.034.943**	**36.752.100.216**
Total current assets		**38.920.034.943**	**36.752.100.216**
NON-CURRENT ASSETS			
Financial Investments		4.498.152	4.498.152
Other Receivables		3.223.524	2.550.093
Other Receivables Due From Unrelated Parties	6	3.223.524	2.550.093
Inventories	7	30.304.259.204	28.946.180.247
Property, plant and equipment	10	101.869.668	104.039.910
Right of Use Assets		9.206.972	10.522.252
Intangible assets and goodwill		3.545.498	4.167.800
Prepayments		15.978.474.930	16.094.292.087
Prepayments to Unrelated Parties	8	15.978.474.930	16.094.292.087
Deferred Tax Asset	17	185.871.244	52.240.802
Other Non-current Assets	11	1.029.954.182	1.164.574.801
Total non-current assets		**47.620.903.374**	**46.383.066.144**
Total assets		**86.540.938.317**	**83.135.166.360**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		5.774.419.798	4.886.901.098
Current Borrowings From Unrelated Parties		5.774.419.798	4.886.901.098
Bank Loans	12	5.772.074.294	4.884.580.976
Lease Liabilities	12	2.340.408	2.315.895
Other short-term borrowings	12	5.096	4.227
Trade Payables		6.906.921.073	5.735.600.223
Trade Payables to Related Parties	4	10.264.937	10.350.336
Trade Payables to Unrelated Parties	5	6.896.656.136	5.725.249.887
Employee Benefit Obligations		26.738.406	16.463.005
Other Payables		316.254.522	605.631.088
Other Payables to Related Parties	5	278.977.900	442.476.858
Other Payables to Unrelated Parties	6	37.276.622	163.154.230
Deferred Income Other Than Contract Liabilities		2.007.082.558	2.174.367.997
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	2.007.082.558	2.174.367.997
Current provisions		8.677.410	6.467.735
Current provisions for employee benefits		8.677.410	6.467.735
SUB-TOTAL		**15.040.093.767**	**13.425.431.146**
Total current liabilities		**15.040.093.767**	**13.425.431.146**
NON-CURRENT LIABILITIES			
Long Term Borrowings		8.149.848.106	9.232.027.071
Long Term Borrowings From Unrelated Parties		8.149.848.106	9.232.027.071
Bank Loans	12	8.147.310.714	9.228.485.094
Lease Liabilities	12	2.537.392	3.541.977
Other Payables		2.809.207.899	2.925.411.307
Other Payables to Related Parties	4	2.672.372.434	2.779.566.094
Other Payables to Unrelated parties	6	136.835.465	145.845.213
Deferred Income Other Than Contract Liabilities		16.599.590.190	15.668.751.554

Deferred Income Other Than Contract Liabilities From Related Parties	5	479.691.250	296.307.692
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	16.119.898.940	15.372.443.862
Non-current provisions		50.181.896	92.926.834
Non-current provisions for employee benefits		32.543.496	36.717.661
Other non-current provisions		17.638.400	56.209.173
Deferred Tax Liabilities	17	3.273.382.127	2.810.264.943
Total non-current liabilities		**30.882.210.218**	**30.729.381.709**
Total liabilities		**45.922.303.985**	**44.154.812.855**
EQUITY			
Equity attributable to owners of parent	13	40.618.634.332	38.980.353.505
Issued capital		6.900.847.276	5.323.560.210
Inflation Adjustments on Capital		8.734.777.435	8.576.383.047
Additional Capital Contribution of Shareholders			5.502.110.209
Treasury Shares (-)		-37.155.789	-37.155.789
Share Premium (Discount)		6.429.251.539	2.662.822.784
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-12.692.793	-17.743.703
Gains (Losses) on Revaluation and Remeasurement		-12.692.793	-17.743.703
Gains (Losses) on Remeasurements of Defined Benefit Plans		-12.692.793	-17.743.703
Restricted Reserves Appropriated From Profits		292.805.360	148.212.150
Prior Years' Profits or Losses		16.677.571.387	13.633.687.440
Current Period Net Profit Or Loss		1.633.229.917	3.188.477.157
Total equity		**40.618.634.332**	**38.980.353.505**
Total Liabilities and Equity		**86.540.938.317**	**83.135.166.360**

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)			
Revenue	14	112.153.370	209.916.951
Cost of sales	14	-108.711.096	-69.217.346
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.442.274	140.699.605
GROSS PROFIT (LOSS)		3.442.274	140.699.605
General Administrative Expenses		-102.942.820	-82.795.795
Marketing Expenses		-8.217.515	-13.890.562
Other Income from Operating Activities		36.551.805	5.372.436
Other Expenses from Operating Activities		-3.789.982	-154.734.801
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-74.956.238	-105.349.117
Investment Activity Income		194.689	11.850.994
Impairment gain and reversal of impairment loss (impairment loss) determined in accordance with IFRS 9		17.480.885	1.736.627
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-57.280.664	-91.761.496
Finance income	15	167.478.283	371.170.452
Finance costs	15	-116.400.785	-472.463.879
Gains (losses) on net monetary position	16	1.968.358.612	1.727.994.469
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.962.155.446	1.534.939.546
Tax (Expense) Income, Continuing Operations		-328.925.529	-896.880.916
Current Period Tax (Expense) Income		0	
Deferred Tax (Expense) Income	17	-328.925.529	-896.880.916
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.633.229.917	638.058.630
PROFIT (LOSS)		1.633.229.917	638.058.630
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		1.633.229.917	638.058.630
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Discontinued Operations			
Pay Başına Kazanç	18	0,26560000	0,13290000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		5.050.910	1.550.684
Gains (Losses) on Remeasurements of Defined Benefit Plans		5.050.910	1.550.684
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**5.050.910**	**1.550.684**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.638.280.827**	**639.609.314**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		1.638.280.827	639.609.314

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		**-1.717.861.741**	**-2.269.070.679**
Profit (Loss)		1.633.229.917	638.058.630
Adjustments to Reconcile Profit (Loss)		**518.280.291**	**1.066.766.992**
Adjustments for depreciation and amortisation expense		7.312.064	8.600.279
Adjustments for provisions		-28.839.339	29.511.575
Adjustments for Interest (Income) Expenses	15	15.620.447	77.506.937
Adjustments for fair value losses (gains)		-194.689	-11.850.996
Adjustments for Tax (Income) Expenses	17	328.925.529	896.880.916
Adjustments Related to Gain and Losses on Net Monetary Position		195.456.279	66.118.281
Changes in Working Capital		**-3.868.548.142**	**-3.973.393.652**
Adjustments for decrease (increase) in trade accounts receivable	5	-1.742.390.659	821.651.563
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	6	-2.625.356	-389.869.592
Adjustments for decrease (increase) in inventories	7	-2.740.975.674	-2.217.324.052
Decrease (Increase) in Prepaid Expenses	8	-1.102.521.315	-956.703.702
Adjustments for increase (decrease) in trade accounts payable	5	1.171.320.850	-317.146.590
Increase (Decrease) in Employee Benefit Liabilities		10.275.401	5.427.434
Adjustments for increase (decrease) in other operating payables	6	-405.579.974	-1.193.532.116
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	763.553.197	370.889.450
Other Adjustments for Other Increase (Decrease) in Working Capital		180.395.388	-96.786.047
Cash Flows from (used in) Operations		**-1.717.037.934**	**-2.268.568.030**
Payments Related with Provisions for Employee Benefits		-823.807	-502.649
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**100.309.490**	**325.816.572**
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		224.233	14.061.525
Proceeds from sales of property, plant, equipment and intangible assets		1.319.956	
Purchase of Property, Plant, Equipment and Intangible Assets	10	-4.524.196	-424.395
Interest received		103.289.497	312.179.442
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-310.344.479**	**1.811.255.970**
Proceeds from borrowings			2.197.932.625
Repayments of borrowings		-194.660.265	
Interest paid	15	-115.684.214	-386.676.655
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.927.896.730	-131.998.137
Net increase (decrease) in cash and cash equivalents		-1.927.896.730	-131.998.137
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**2.234.791.003**	**248.256.571**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-203.942.003	-69.569.056
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**102.952.270**	**46.689.378**

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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	Additional Capital Contribution of Shareholders	Treasury Shares	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								
Previous Period 01.01.2025 - 31.03.2025	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		4.800.000.000	8.453.595.447	0	-37.155.789	2.074.646.283	-16.588.178			148.212.150	6.682.616.054	3.410.618.071	25.515.944.038		25.515.944.038
	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											3.410.618.071	-3.410.618.071	639.609.314		639.609.314
	Total Comprehensive Income (Loss)							1.550.684					638.058.630			
	Profit (loss)															
	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		4.800.000.000	8.453.595.447		-37.155.789	2.074.646.283	-15.037.494			148.212.150	10.093.234.125	638.058.630	26.155.553.352		26.155.553.352
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		5.323.560.210	8.576.383.047	5.502.110.209	-37.155.789	2.662.822.784	-17.743.703				13.633.687.440	3.188.477.157	38.980.353.505		38.980.353.505
	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										144.593.210	3.043.883.947	-3.188.477.157			
	Total Comprehensive Income (Loss)							5.050.910					1.633.229.917	1.638.280.827		1.638.280.827
	Profit (loss)															
	Other Comprehensive Income (Loss)															
	Issue of equity		1.577.287.066	158.394.388	-5.502.110.209		3.766.428.755									
	Capital Decrease															
	Capital Advance															
	Effect of Merger or Liquidation or Division															
	Effects of Business Combinations Under Common Control															
	Advance Dividend Payments															
	Dividends Paid															

Current Period 01.01.2026 - 31.03.2026	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		**6.900.847.276**	**8.734.777.435**		**-37.155.789**	**6.429.251.539**	**-12.692.793**			**292.805.360**	**16.677.571.387**	**1.633.229.917**	**40.618.634.332**		**40.618.634.332**