



## KAMUYU AYDINLATMA PLATFORMU

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

### General Information About Financial Statements

Peker Gayrimenkul Yatırım Ortaklığı A.Ş 31.03.2026 Financial Tables



## 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	11.421.660	9.133.359
Trade Receivables		135.684.165	155.659.750
Trade Receivables Due From Related Parties	5, 16	0	57.920.879
Trade Receivables Due From Unrelated Parties	5	135.684.165	97.738.871
Other Receivables		509.220	560.357
Other Receivables Due From Related Parties	6,16	249.897	274.992
Other Receivables Due From Unrelated Parties	6	259.323	285.365
Inventories	7	136.701.282	257.818.476
Prepayments		125.654.280	138.044.172
Prepayments to Related Parties	8,16	935.058	845.874
Prepayments to Unrelated Parties	8	124.719.222	137.198.298
Current Tax Assets		6.519.816	7.174.549
Other current assets		1.869.312	318.271
Other Current Assets Due From Unrelated Parties	9	1.869.312	318.271
<b>SUB-TOTAL</b>		<b>418.359.735</b>	<b>568.708.934</b>
<b>Total current assets</b>		<b>418.359.735</b>	<b>568.708.934</b>
<b>NON-CURRENT ASSETS</b>			
Investments in subsidiaries, joint ventures and associates	10	5.227.040.010	4.885.851.933
Other Receivables		5.238.594.847	5.481.870.611
Other Receivables Due From Related Parties	6,16	5.238.594.847	5.481.870.611
Other Receivables Due From Unrelated Parties		0	0
Investment property	11	521.791.054	208.637.471
Intangible assets and goodwill		92.206	97.240
Other intangible assets		92.206	97.240
Deferred Tax Asset	15	613.341.088	0
<b>Total non-current assets</b>		<b>11.600.859.205</b>	<b>10.576.457.255</b>
<b>Total assets</b>		<b>12.019.218.940</b>	<b>11.145.166.189</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Trade Payables		1.455.480.937	977.294.300
Trade Payables to Related Parties	5,16	1.434.060.116	953.824.731
Trade Payables to Unrelated Parties	5	21.420.821	23.469.569
Employee Benefit Obligations		545.602	785.790
Other Payables		1.010.286.243	1.075.822.135
Other Payables to Related Parties	6,16	1.009.956.243	1.075.525.021
Other Payables to Unrelated Parties	6	330.000	297.114
Other Current Liabilities		625.928	199.907
Other Current Liabilities to Unrelated Parties	9	625.928	199.907
<b>SUB-TOTAL</b>		<b>2.466.938.710</b>	<b>2.054.102.132</b>
<b>Total current liabilities</b>		<b>2.466.938.710</b>	<b>2.054.102.132</b>
<b>NON-CURRENT LIABILITIES</b>			
Deferred Tax Liabilities	15	0	54.848.643
<b>Total non-current liabilities</b>		<b>0</b>	<b>54.848.643</b>
<b>Total liabilities</b>		<b>2.466.938.710</b>	<b>2.108.950.775</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		9.552.280.230	9.036.215.414
Issued capital	13	5.000.000.000	5.000.000.000
Inflation Adjustments on Capital	13	3.695.260.472	3.695.260.472
Share Premium (Discount)		35.814.182	35.814.182
Restricted Reserves Appropriated From Profits	13	385.167.534	385.167.534
Prior Years' Profits or Losses		-80.026.774	24.571.996
Current Period Net Profit Or Loss		516.064.816	-104.598.770
<b>Total equity</b>		<b>9.552.280.230</b>	<b>9.036.215.414</b>
<b>Total Liabilities and Equity</b>		<b>12.019.218.940</b>	<b>11.145.166.189</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	984.621	100.045.118
Cost of sales	17	-136.455	-35.708.552
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>848.166</b>	<b>64.336.566</b>
GROSS PROFIT (LOSS)		848.166	64.336.566
General Administrative Expenses	18	-18.429.604	-31.013.570
Other Income from Operating Activities	19	38.659.348	327.423.464
Other Expenses from Operating Activities	19	-39.580.515	-114.788.745
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>-18.502.605</b>	<b>245.957.715</b>
Investment Activity Income		1.823.136	1.435.521
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>-16.679.469</b>	<b>247.393.236</b>
Finance income	20	205.635.700	1.986.595
Finance costs	20	-48.047	-240.723.008
Gains (losses) on net monetary position	22	-341.033.099	-6.038.724
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>-152.124.915</b>	<b>2.618.099</b>
Tax (Expense) Income, Continuing Operations		668.189.731	-40.047.284
Deferred Tax (Expense) Income	15	668.189.731	-40.047.284
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>516.064.816</b>	<b>-37.429.185</b>
<b>PROFIT (LOSS)</b>		<b>516.064.816</b>	<b>-37.429.185</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		516.064.816	-37.429.185
<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>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	16	0,10000000	-0,02000000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	1.167.437
Gains (Losses) on Remeasurements of Defined Benefit Plans			1.291.396
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	-123.959
Taxes Relating to Remeasurements of Defined Benefit Plans		0	-123.959
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>1.167.437</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>516.064.816</b>	<b>-36.261.748</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		516.064.816	-36.261.748

## 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>		<b>110.682.687</b>	<b>-841.441.253</b>
Profit (Loss)		516.064.816	-37.429.185
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-2.033.925.946</b>	<b>-848.372.265</b>
Adjustments for depreciation and amortisation expense			5.805.124
Adjustments for provisions			-167.444
Adjustments for (Reversal of) Provisions Related with Employee Benefits			-167.444
Adjustments for Interest (Income) Expenses		-205.587.653	234.695.694
Adjustments for Interest Income	19	-205.635.700	-2.030.687
Adjustments for interest expense	19	48.047	236.726.381
Adjustments for unrealised foreign exchange losses ( gains)			-235.561.066
Adjustments for fair value losses (gains)			-173.971
Adjustments for Fair Value Losses (Gains) of Investment Property			-173.971
Adjustments for Tax (Income) Expenses	15	-668.189.731	40.047.284
Adjustments for losses (gains) on disposal of non-current assets			-25.739.727
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets			-25.739.727
Other adjustments for which cash effects are investing or financing cash flow			1.212.639
Adjustments Related to Gain and Losses on Net Monetary Position		-1.160.148.562	-868.490.798
<b>Changes in Working Capital</b>		<b>1.628.543.817</b>	<b>44.360.197</b>
Adjustments for decrease (increase) in trade accounts receivable		34.180.744	407.991.342
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		743.641.227	-610.193.299
Adjustments for decrease (increase) in inventories		121.117.194	35.526.457
Decrease (Increase) in Prepaid Expenses		24.987.493	-26.293.163
Adjustments for increase (decrease) in trade accounts payable		567.372.318	2.103.256
Increase (Decrease) in Employee Benefit Liabilities		132.367	587.415
Adjustments for increase (decrease) in other operating payables		32.641.218	215.808.701
Increase (Decrease) in Other Operating Payables to Unrelated Parties		32.641.218	215.808.701
Other Adjustments for Other Increase (Decrease) in Working Capital		104.471.256	18.829.488
Decrease (Increase) in Other Assets Related with Operations		-1.521.998	
Increase (Decrease) in Other Payables Related with Operations		105.993.254	18.829.488
<b>Cash Flows from (used in) Operations</b>		<b>110.682.687</b>	<b>-841.441.253</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-313.148.549</b>	<b>156.267.263</b>
Proceeds from sales of property, plant, equipment and intangible assets		5.034	44.533.812
Proceeds from sales of property, plant and equipment		5.034	44.533.812
Cash Inflows from Sale of Investment Property		0	201.914.299
Cash Outflows from Acquisition of Investment Property		-313.153.583	-94.452.364
Other inflows (outflows) of cash			4.271.516
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>205.587.653</b>	<b>709.282.857</b>
Proceeds from borrowings			1.390.229.617
Proceeds from Loans			1.390.229.617
Repayments of borrowings			-630.177.053
Loan Repayments			-630.177.053
Interest paid	19	-48.047	-52.756.302
Interest Received	19	205.635.700	1.986.595
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>3.121.791</b>	<b>24.108.867</b>
Effect of exchange rate changes on cash and cash equivalents			-329.146
<b>Net increase (decrease) in cash and cash equivalents</b>		<b>3.121.791</b>	<b>23.779.721</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>9.133.359</b>	<b>14.455.830</b>

INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-833.490	4.962.768
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		11.421.660	43.198.319

# 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		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	Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses	
<b>Statement of changes in equity (abstract)</b>										
<b>Statement of changes in equity (line items)</b>										
<b>Equity at beginning of period</b>	2,500,000,000	3,324,390,737	32,757	-1,148,413			385,167,534	828,079,585	-803,507,589	6,233,014,611
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								-803,507,589	803,507,589	0
Total Comprehensive Income (Loss)				1,167,437				0	-37,429,185	-36,261,748
Profit (loss)									-37,429,185	-37,429,185
Other Comprehensive Income (Loss)				1,167,437						1,167,437
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>	2,500,000,000	3,324,390,737	32,757	19,024			385,167,534	24,571,996	-37,429,185	6,196,752,863
<b>Statement of changes in equity (abstract)</b>										
<b>Statement of changes in equity (line items)</b>										
<b>Equity at beginning of period</b>	5,000,000,000	3,695,260,472	35,814,182	0			385,167,534	24,571,996	-104,598,770	9,036,215,414
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								-104,598,770	104,598,770	0
Total Comprehensive Income (Loss)								0	516,064,816	516,064,816
Profit (loss)									516,064,816	516,064,816
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										

Previous Period  
01.01.2025 - 31.03.2025

Current Period

01.01.2024 - 31.03.2024

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

5,000,000,000

3,695,260,472

35,814,182

0

385,167,534

-80,026,774

516,064,816

9,552,280,230

9,552,280,230

**Equity at end of period**