



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ 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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	44.184.465	34.792.521
Trade Receivables	7	8.932.670	11.045.297
Trade Receivables Due From Unrelated Parties	7	8.932.670	11.045.297
Other Receivables	8	0	181.837
Other Receivables Due From Unrelated Parties	8	0	181.837
Prepayments	10	2.568.732	1.018.316
Current Tax Assets	28	280.901	197.920
Other current assets	11	208.179	518.818
Other Current Assets Due From Unrelated Parties	11	208.179	518.818
SUB-TOTAL		56.174.947	47.754.709
Total current assets		56.174.947	47.754.709
NON-CURRENT ASSETS			
Financial Investments	6	731.088.492	709.186.605
Financial Assets at Fair Value Through Other Comprehensive Income		680.343.878	680.343.878
Financial Assets Measured At Fair Value Through Other Comprehensive Income	6	680.343.878	680.343.878
Financial Assets Measured at Amortised Cost	6	50.744.614	28.842.727
Other Receivables	8	20.331	22.373
Other Receivables Due From Unrelated Parties	8	20.331	22.373
Investment property	14	6.272.003.269	6.292.700.007
Property, plant and equipment	15	37.693.168	37.717.627
Buildings	15	35.979.014	35.979.014
Vehicles	16	1.084.798	1.175.198
Fixtures and fittings	15	629.356	563.415
Right of Use Assets	16	3.271.570	3.718.754
Intangible assets and goodwill	17	33.934	37.287
Total non-current assets		7.044.110.764	7.043.382.653
Total assets		7.100.285.711	7.091.137.362
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	18	1.812.196	2.192.504
Current Borrowings From Unrelated Parties		1.812.196	2.192.504
Bank Loans	18	1.812.196	2.192.504
Current Portion of Non-current Borrowings		1.083.977	1.192.832
Current Portion of Non-current Borrowings from Unrelated Parties		1.083.977	1.192.832
Lease Liabilities	18	1.083.977	1.192.832
Trade Payables	7	2.359.194	698.170
Trade Payables to Unrelated Parties	7	2.359.194	698.170
Employee Benefit Obligations	12	1.154.725	553.239
Deferred Income Other Than Contract Liabilities	10	9.331.801	11.991.360
Current provisions	20	72.532	79.816
Other Current Liabilities		3.141.082	3.713.957
Other Current Liabilities to Unrelated Parties	11	3.141.082	3.713.957
SUB-TOTAL		18.955.507	20.421.878
Total current liabilities		18.955.507	20.421.878
NON-CURRENT LIABILITIES			
Long Term Borrowings		706.517	1.529.401
Long Term Borrowings From Related Parties		706.517	1.529.401
Lease Liabilities	18	706.517	1.529.401
Other Payables	8	13.166.858	14.229.420
Other Payables to Unrelated parties	8	13.166.858	14.229.420
Non-current provisions	20	2.454.642	2.552.636
Non-current provisions for employee benefits	20	2.454.642	2.552.636
Deferred Tax Liabilities	28	409.247.001	379.422.029
Total non-current liabilities		425.575.018	397.733.486
Total liabilities		444.530.525	418.155.364

EQUITY			
Equity attributable to owners of parent	21	6.655.755.186	6.672.981.998
Issued capital	21	1.000.000.000	1.000.000.000
Inflation Adjustments on Capital	21	4.726.585.080	4.726.585.080
Treasury Shares (-)	21	-344.216.646	-344.216.646
Share Premium (Discount)	21	5.838.438	5.838.438
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		4.595.520	4.606.306
Gains (Losses) on Revaluation and Remeasurement		4.595.520	4.606.306
Increases (Decreases) on Revaluation of Property, Plant and Equipment	21	6.428.081	6.428.081
Gains (Losses) on Remeasurements of Defined Benefit Plans	21	-1.832.561	-1.821.775
Restricted Reserves Appropriated From Profits	21	121.428.257	121.428.257
Prior Years' Profits or Losses	21	1.158.740.563	1.099.489.133
Current Period Net Profit Or Loss	21	-17.216.026	59.251.430
Total equity		6.655.755.186	6.672.981.998
Total Liabilities and Equity		7.100.285.711	7.091.137.362

Profit or loss [abstract]

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
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	22	57.553.129	40.098.985
Cost of sales	22	-19.241.084	-9.729.330
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		38.312.045	30.369.655
GROSS PROFIT (LOSS)		38.312.045	30.369.655
General Administrative Expenses	23	-15.953.528	-14.608.208
Marketing Expenses	23	-7.695.944	-7.497.309
Other Income from Operating Activities	24	1.072.930	417.629
Other Expenses from Operating Activities	24	-405.361	-115.542
PROFIT (LOSS) FROM OPERATING ACTIVITIES		15.330.142	8.566.225
Investment Activity Income	25	0	0
Investment Activity Expenses	25	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		15.330.142	8.566.225
Finance income	26	4.902.812	70.453.298
Finance costs	26	-1.653.264	-2.059.390
Gains (losses) on net monetary position		28.654.457	-38.566.624
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		47.234.147	38.393.509
Tax (Expense) Income, Continuing Operations		-64.450.173	-31.016.021
Deferred Tax (Expense) Income	28	-64.450.173	-31.016.021
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-17.216.026	7.377.488
PROFIT (LOSS)		-17.216.026	7.377.488
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-17.216.026	7.377.488
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			

Statement of 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 Other Comprehensive Income			
PROFIT (LOSS)		-17.216.026	7.377.488
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-10.786	-379.212
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-10.786	-379.212
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment		0	0
Taxes Relating to Remeasurements of Defined Benefit Plans		-10.786	-379.212
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-10.786	-379.212
TOTAL COMPREHENSIVE INCOME (LOSS)		-17.226.812	6.998.276
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-17.226.812	6.998.276

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		22.022.955	74.559.111
Profit (Loss)		-17.216.026	7.377.488
Adjustments to Reconcile Profit (Loss)		40.297.719	69.679.275
Adjustments for depreciation and amortisation expense	23	594.817	1.213.508
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	
Adjustments for provisions		124.168	319.859
Adjustments for (Reversal of) Provisions Related with Employee Benefits	23	453.885	319.859
Adjustments for (Reversal of) Other Provisions	24	-329.717	0
Adjustments for Interest (Income) Expenses	26	239.186	387.163
Adjustments for interest expense	26	239.186	387.163
Adjustments for fair value losses (gains)		0	0
Adjustments for Fair Value Losses (Gains) of Investment Property	14	0	0
Adjustments for Tax (Income) Expenses	28	64.450.173	31.016.021
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position	28	-25.110.625	36.742.724
Changes in Working Capital		-1.058.738	-2.497.652
Adjustments for decrease (increase) in trade accounts receivable		2.112.627	-219.781
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	2.112.627	-219.781
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		411.537	-2.999.774
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8,11	411.537	-2.999.774
Adjustments for Decrease (Increase) in Contract Assets		0	0
Decrease (Increase) in Prepaid Expenses	10	-1.550.416	-1.675.504
Adjustments for increase (decrease) in trade accounts payable		1.661.024	3.158.915
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	1.661.024	3.158.915
Increase (Decrease) in Employee Benefit Liabilities	12	601.486	528.338
Adjustments for increase (decrease) in other operating payables		-1.635.437	69.140
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8,11	-1.635.437	69.140
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	10	-2.659.559	-1.358.986
Cash Flows from (used in) Operations		22.022.955	74.559.111
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-13.015.767	-22.034.339
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses	6	-9.143.950	-86.188.577
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Proceeds from sales of property, plant and equipment	15,16	0	0
Purchase of Property, Plant, Equipment and Intangible Assets		-119.821	-90.322
Purchase of property, plant and equipment	15,16	-119.821	-90.322
Cash Inflows from Sale of Investment Property	14	20.443.600	10.534.864
Proceeds from sales of other long-term assets	6	-24.195.596	53.709.696
Purchase of other long-term assets	6		0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-1.302.808	-36.658.165
Payments to Acquire Entity's Shares or Other Equity Instruments		0	-35.689.525
Payments to Acquire Entity's Shares	21	0	-35.689.525
Proceeds from borrowings		-380.308	0
Proceeds from Other Financial Borrowings	18	-380.308	0
Repayments of borrowings		0	-70.559
Cash Outflows from Other Financial Liabilities	18	0	-70.559

Payments of Lease Liabilities	18	-922.500	-898.081
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		7.704.380	15.866.607
Net increase (decrease) in cash and cash equivalents		7.704.380	15.866.607
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		34.792.521	34.524.058
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		1.687.564	3.156.449
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		44.184.465	53.547.114

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	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			
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	21	250.000.000	5.476.585.080	-264.927.708	5.838.438	-1.561.161	8.366.755			121.428.257	1.899.142.465	-799.653.335	6.695.218.791	6.695.218.791
Adjustments Related to Accounting Policy Changes														0
Adjustments Related to Required Changes in Accounting Policies														0
Adjustments Related to Voluntary Changes in Accounting Policies														0
Adjustments Related to Errors														0
Other Restatements	14													0
Restated Balances														0
Transfers	21										-799.653.335	799.653.335		0
Total Comprehensive Income (Loss)														0
Profit (loss)												7.377.488	7.377.488	7.377.488
Other Comprehensive Income (Loss)	21					-379.212							-379.212	-379.212
Issue of equity														0
Capital Decrease														0
Capital Advance														0
Effect of Merger or Liquidation or Division														0
Effects of Business Combinations Under Common Control														0
Advance Dividend Payments														0
Dividends Paid														0
Decrease through Other Distributions to Owners														0
Increase (Decrease) through Treasury Share Transactions	21			-35.689.525									-35.689.525	-35.689.525
Increase (Decrease) through Share-Based Payment Transactions														0
Acquisition or Disposal of a Subsidiary														0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity														0
Transactions with noncontrolling shareholders														0
Increase through Other Contributions by Owners														0
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														0
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														0
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														0
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														0
Increase (decrease) through other changes, equity														0
Equity at end of period		250.000.000	5.476.585.080	-300.617.233	5.838.438	-1.940.373	8.366.755			121.428.257	1.099.489.130	7.377.488	6.666.527.542	6.666.527.542
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	21	1.000.000.000	4.726.585.080	-344.216.646	5.838.438	-1.821.775	6.428.081			121.428.257	1.099.489.133	59.251.430	6.672.981.998	6.672.981.998
Adjustments Related to Accounting Policy Changes														0
Adjustments Related to Required Changes in Accounting Policies	21													0
Adjustments Related to Voluntary Changes in Accounting Policies														0
Adjustments Related to Errors														0
Other Restatements														0
Restated Balances														0
Transfers	21										59.251.430	-59.251.430		0
Total Comprehensive Income (Loss)														0
Profit (loss)												-17.216.026	-17.216.026	-17.216.026
Other Comprehensive Income (Loss)	21					-10.786							-10.786	-10.786
Issue of equity	21													0
Capital Decrease														0
Capital Advance														0
Effect of Merger or Liquidation or Division														0
Effects of Business Combinations Under Common Control														0
Advance Dividend Payments														0
Dividends Paid														0

Previous Period
01.01.2025 - 31.03.2025

