



KAMUYU AYDINLATMA PLATFORMU

ÖZDERİCİ GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2026 - 1. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	63.698.177	41.211.525
Trade Receivables	7	16.419.589	15.370.949
Trade Receivables Due From Unrelated Parties	7	16.419.589	15.370.949
Other Receivables		0	181.837
Other Receivables Due From Unrelated Parties	8	0	181.837
Prepayments		2.651.277	1.140.937
Prepayments to Unrelated Parties	10	2.651.277	1.140.937
Current Tax Assets	28	280.901	197.920
Other current assets		208.179	518.818
Other Current Assets Due From Unrelated Parties	11	208.179	518.818
SUB-TOTAL		83.258.123	58.621.986
Total current assets		83.258.123	58.621.986
NON-CURRENT ASSETS			
Financial Investments		50.744.614	28.842.727
Financial Assets Measured at Amortised Cost	6	50.744.614	28.842.727
Other Receivables		20.331	22.373
Other Receivables Due From Unrelated Parties	8	20.331	22.373
Investment property	14	6.991.852.388	7.012.549.126
Property, plant and equipment	15	37.693.168	37.717.627
Buildings	15	35.979.014	35.979.014
Vehicles	15	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		7.083.616.005	7.082.887.894
Total assets		7.166.874.128	7.141.509.880
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		2.896.173	3.385.336
Current Borrowings From Related Parties		1.812.196	2.192.504
Lease Liabilities	18	1.812.196	2.192.504
Current Borrowings From Unrelated Parties		1.083.977	1.192.832
Lease Liabilities	18	1.083.977	1.192.832
Trade Payables		4.793.975	3.745.400
Trade Payables to Unrelated Parties	7	4.793.975	3.745.400
Employee Benefit Obligations	12	1.743.334	1.182.228
Deferred Income Other Than Contract Liabilities		29.314.253	27.262.499
Deferred Income Other Than Contract Liabilities from Unrelated Parties	10	29.314.253	27.262.499
Current provisions		72.532	79.816
Other current provisions	20	72.532	79.816
Other Current Liabilities		12.758.011	13.137.410
Other Current Liabilities to Unrelated Parties	11	12.758.011	13.137.410
SUB-TOTAL		51.578.278	48.792.689
Total current liabilities		51.578.278	48.792.689
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		13.166.858	14.229.420
Other Payables to Unrelated parties	8	13.166.858	14.229.420
Non-current provisions		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		477.153.296	446.526.175
EQUITY			

Equity attributable to owners of parent		6.689.720.832	6.694.983.705
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
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		1.310.000	-1.512.746
Exchange Differences on Translation	21	1.310.000	-1.512.746
Restricted Reserves Appropriated From Profits		121.428.257	121.428.257
Other Restricted Profit Reserves	21	121.428.257	121.428.257
Prior Years' Profits or Losses	21	1.182.255.016	1.104.896.287
Current Period Net Profit Or Loss	21	-8.074.833	77.358.729
Total equity		6.689.720.832	6.694.983.705
Total Liabilities and Equity		7.166.874.128	7.141.509.880

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	71.380.463	50.582.390
Cost of sales	22	-19.241.084	-9.729.330
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		52.139.379	40.853.060
GROSS PROFIT (LOSS)		52.139.379	40.853.060
General Administrative Expenses	23	-20.639.669	-19.837.235
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		24.471.335	13.820.603
Investment Activity Income	25	0	0
Investment Activity Expenses	25	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		24.471.335	13.820.603
Finance income	26	4.902.812	70.472.876
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		56.375.340	43.667.465
Tax (Expense) Income, Continuing Operations		-64.450.173	-31.016.021
Current Period Tax (Expense) Income	28	0	0
Deferred Tax (Expense) Income	28	-64.450.173	-31.016.021
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-8.074.833	12.651.444
PROFIT (LOSS)		-8.074.833	12.651.444
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-8.074.833	12.651.444
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	Consolidated

	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)		-8.074.833	12.651.444
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 Remeasurements of Defined Benefit Plans		-10.786	-379.212
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		2.822.746	-1.021.629
Exchange Differences on Translation of Foreign Operations		2.822.746	-1.021.629
Gains (losses) on exchange differences on translation of Foreign Operations		2.822.746	-1.021.629
Change in Value of Foreign Currency Basis Spreads		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		2.811.960	-1.400.841
TOTAL COMPREHENSIVE INCOME (LOSS)		-5.262.873	11.250.603
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-5.262.873	11.250.603

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		25.973.713	79.833.067
Profit (Loss)		-8.074.833	12.651.444
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	387.163
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	14		387.163
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	
Adjustments for Interest (Income) Expenses	26	239.186	31.016.021
Adjustments for interest expense	26	239.186	31.016.021
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	28	64.450.173	
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position		-25.110.625	36.742.724
Changes in Working Capital		-6.249.173	-2.497.652
Adjustments for decrease (increase) in trade accounts receivable		-1.048.640	-219.781
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	-1.048.640	-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	-1.510.340	-1.675.504
Adjustments for increase (decrease) in trade accounts payable		1.048.575	3.158.915
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	1.048.575	3.158.915
Increase (Decrease) in Employee Benefit Liabilities	12	561.106	528.338
Adjustments for increase (decrease) in other operating payables		-7.763.165	69.140
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8,11	-7.763.165	69.140
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	10	2.051.754	-1.358.986
Cash Flows from (used in) Operations		25.973.713	79.833.067
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-3.871.817	-33.024.189
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	15,17	-119.821	-90.322
Cash Inflows from Sale of Investment Property	14	20.443.600	10.534.864
Cash Outflows from Acquisition of Investment Property	14		-97.178.427
Proceeds from sales of other long-term assets	6	-24.195.596	53.709.696
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	0
Payments of Lease Liabilities	18	-922.500	-898.081
Other inflows (outflows) of cash	18		-70.559
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		20.799.088	10.150.713
Net increase (decrease) in cash and cash equivalents		20.799.088	10.150.713

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		41.211.525	46.740.317
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		1.687.564	3.156.451
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		63.698.177	60.047.481

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

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)	Exchange Differences on Translation	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															
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period	21	250.000.000	5.476.585.081	-264.927.708	5.838.439	-1.561.161	8.366.755	-147.423			121.428.257	1.899.142.465	-794.246.180	6.700.478.525	6.700.478.525
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	21														0
Restated Balances															0
Transfers	21											-794.246.180	794.246.180		0
Total Comprehensive Income (Loss)															0
Profit (loss)													12.651.444	12.651.444	12.651.444
Other Comprehensive Income (Loss)	21					-379.212		-1.021.629						-1.400.841	-1.400.841
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	5.476.585.081	-300.617.233	5.838.439	-1.940.373	8.366.755	-1.169.052			121.428.257	1.104.896.285	12.651.444	6.676.039.603	6.676.039.603
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	-1.512.746			121.428.257	1.104.896.287	77.358.729	6.694.983.705	6.694.983.705
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											77.358.729	-77.358.729		0
Total Comprehensive Income (Loss)															0
Profit (loss)													-8.074.833	-8.074.833	-8.074.833
Other Comprehensive Income (Loss)	21					-10.786		2.822.746						2.811.960	2.811.960
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

Previous Period
01.01.2025 - 31.03.2025

