



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



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

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	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
SUB-TOTAL		418.359.735	568.708.934
Total current assets		418.359.735	568.708.934
NON-CURRENT ASSETS			
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
Total non-current assets		11.600.859.205	10.576.457.255
Total assets		12.019.218.940	11.145.166.189
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
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
SUB-TOTAL		2.466.938.710	2.054.102.132
Total current liabilities		2.466.938.710	2.054.102.132
NON-CURRENT LIABILITIES			
Deferred Tax Liabilities	15	0	54.848.643
Total non-current liabilities		0	54.848.643
Total liabilities		2.466.938.710	2.108.950.775
EQUITY			
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
Total equity		9.552.280.230	9.036.215.414
Total Liabilities and Equity		12.019.218.940	11.145.166.189

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	17	984.621	100.045.118
Cost of sales	17	-136.455	-35.708.552
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		848.166	64.336.566
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
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-18.502.605	245.957.715
Investment Activity Income		1.823.136	1.435.521
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-16.679.469	247.393.236
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
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-152.124.915	2.618.099
Tax (Expense) Income, Continuing Operations		668.189.731	-40.047.284
Deferred Tax (Expense) Income	15	668.189.731	-40.047.284
PROFIT (LOSS) FROM CONTINUING OPERATIONS		516.064.816	-37.429.185
PROFIT (LOSS)		516.064.816	-37.429.185
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		516.064.816	-37.429.185
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	16	0,10000000	-0,02000000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
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
OTHER COMPREHENSIVE INCOME (LOSS)		0	1.167.437
TOTAL COMPREHENSIVE INCOME (LOSS)		516.064.816	-36.261.748
Total Comprehensive Income Attributable to			
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
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		110.682.687	-841.441.253
Profit (Loss)		516.064.816	-37.429.185
Adjustments to Reconcile Profit (Loss)		-2.033.925.946	-848.372.265
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
Changes in Working Capital		1.628.543.817	44.360.197
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
Cash Flows from (used in) Operations		110.682.687	-841.441.253
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-313.148.549	156.267.263
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
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		205.587.653	709.282.857
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
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		3.121.791	24.108.867
Effect of exchange rate changes on cash and cash equivalents			-329.146
Net increase (decrease) in cash and cash equivalents		3.121.791	23.779.721
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		9.133.359	14.455.830

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		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	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												
Equity at end of period	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	6,196,752,863	
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	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

01.01.2026 - 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

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