



## KAMUYU AYDINLATMA PLATFORMU

# PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 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 Vadi Depolama Kuruluşu

## 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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	55.401.720	78.837.071
Financial Investments		12.032.039	39.083.936
Financial Assets at Fair Value Through Profit or Loss		12.032.039	39.083.936
Financial Assets Held For Trading	5	12.032.039	39.083.936
Trade Receivables		1.013.617.258	669.433.629
Trade Receivables Due From Related Parties	7, 18	0	57.920.879
Trade Receivables Due From Unrelated Parties	7	1.013.617.258	611.512.750
Other Receivables		17.504.778	38.108.210
Other Receivables Due From Related Parties	8,18	1.430.258	1.562.033
Other Receivables Due From Unrelated Parties	8	16.074.520	36.546.177
Inventories	9	136.701.282	257.818.476
Prepayments		451.122.141	357.459.714
Prepayments to Related Parties	10, 18	935.058	845.874
Prepayments to Unrelated Parties	10	450.187.083	356.613.840
Current Tax Assets		0	7.221.290
Other current assets		11.068.008	92.949.118
Other Current Assets Due From Unrelated Parties		11.068.008	92.949.118
<b>SUB-TOTAL</b>		<b>1.697.447.226</b>	<b>1.540.911.444</b>
<b>Total current assets</b>		<b>1.697.447.226</b>	<b>1.540.911.444</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables		22.230.089	834.481
Other Receivables Due From Related Parties	8,18	22.230.089	834.481
Investment property	12	11.032.307.410	9.506.162.778
Property, plant and equipment	13	12.286.955	13.820.860
Intangible assets and goodwill		101.845	97.240
Other intangible assets		101.845	97.240
Deferred Tax Asset	17	858.924.835	12.851.656
<b>Total non-current assets</b>		<b>11.925.851.134</b>	<b>9.533.767.015</b>
<b>Total assets</b>		<b>13.623.298.360</b>	<b>11.074.678.459</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		1.086.991.610	555.298.070
Current Borrowings From Unrelated Parties		1.086.991.610	555.298.070
Bank Loans	6	1.086.991.610	555.298.070
Other Financial Liabilities		255.666	0
Other Miscellaneous Financial Liabilities		255.666	0
Trade Payables		1.533.375.145	1.091.885.782
Trade Payables to Related Parties	7,18	1.434.852.773	953.824.731
Trade Payables to Unrelated Parties	7	98.522.372	138.061.051
Employee Benefit Obligations	14	2.896.586	555.568
Other Payables		410.222.813	123.386.629
Other Payables to Related Parties	8,18	409.892.813	853.784
Other Payables to Unrelated Parties	8	330.000	122.532.845
Deferred Income Other Than Contract Liabilities		71.400.000	78.570.134
Deferred Income Other Than Contract Liabilities From Related Parties		0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	10	71.400.000	78.570.134
Current provisions		9.691.965	4.877.538
Other current provisions		9.691.965	4.877.538
Other Current Liabilities		58.195.817	28.913.849
Other Current Liabilities to Unrelated Parties	11	58.195.817	28.913.849
<b>SUB-TOTAL</b>		<b>3.173.029.602</b>	<b>1.883.487.570</b>
<b>Total current liabilities</b>		<b>3.173.029.602</b>	<b>1.883.487.570</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		1.061.634.104	1.757.441.318
Long Term Borrowings From Unrelated Parties		1.061.634.104	1.757.441.318
Bank Loans	6	1.061.634.104	1.757.441.318

Deferred Income Other Than Contract Liabilities		285.600.000	314.280.535
Deferred Income Other Than Contract Liabilities from Unrelated Parties	10	285.600.000	314.280.535
Deferred Tax Liabilities	17	967.259.018	550.436.587
<b>Total non-current liabilities</b>		<b>2.314.493.122</b>	<b>2.622.158.440</b>
<b>Total liabilities</b>		<b>5.487.522.724</b>	<b>4.505.646.010</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		8.135.775.636	6.569.032.449
Issued capital	15	5.000.000.000	5.000.000.000
Inflation Adjustments on Capital	15	3.695.260.472	3.695.260.472
Share Premium (Discount)		35.814.182	35.814.182
Effects of Business Combinations Under Common Control		-3.931.729.468	-3.931.729.468
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-1.887.870.950	-1.808.847.835
Exchange Differences on Translation		-1.887.870.950	-1.808.847.835
Restricted Reserves Appropriated From Profits		385.167.534	385.167.534
Legal Reserves		385.167.534	385.167.534
Prior Years' Profits or Losses		3.123.642.267	2.955.900.969
Current Period Net Profit Or Loss		1.715.491.599	237.466.595
<b>Total equity</b>		<b>8.135.775.636</b>	<b>6.569.032.449</b>
<b>Total Liabilities and Equity</b>		<b>13.623.298.360</b>	<b>11.074.678.459</b>

## Statement of Profit or Loss and 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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	19	53.167.495	145.901.912
Cost of sales	19	-39.301.175	-35.708.552
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>13.866.320</b>	<b>110.193.360</b>
GROSS PROFIT (LOSS)		13.866.320	110.193.360
General Administrative Expenses	20	-26.245.828	-52.249.233
Marketing Expenses	20	0	-1.963.018
Other Income from Operating Activities	21	1.562.864.700	524.127.610
Other Expenses from Operating Activities	21	-76.010.815	-133.117.493
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>1.474.474.377</b>	<b>446.991.226</b>
Investment Activity Income	22	1.823.136	1.435.521
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>1.476.297.513</b>	<b>448.426.747</b>
Finance income	23	22.785.543	2.256.514
Finance costs	23	-38.263.394	-291.527.662
Gains (losses) on net monetary position	25	-172.286.104	109.086.843
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>1.288.533.558</b>	<b>268.242.442</b>
Tax (Expense) Income, Continuing Operations		426.958.041	-105.139.661
Deferred Tax (Expense) Income		426.958.041	-105.139.661
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>1.715.491.599</b>	<b>163.102.781</b>
<b>PROFIT (LOSS)</b>		<b>1.715.491.599</b>	<b>163.102.781</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		1.715.491.599	163.102.781
<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	0,46000000	0,04000000
<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		0	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		-79.023.115	-387.321.880
Change in Value of Foreign Currency Basis Spreads		-79.023.115	-387.321.880
Gains (Losses) on Change in Value of Foreign Currency Basis Spreads		-79.023.115	-387.321.880
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-79.023.115</b>	<b>-386.154.443</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>1.636.468.484</b>	<b>-223.051.662</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		1.636.468.484	-223.051.662

## 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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>78.067.135</b>	<b>-118.144.086</b>
Profit (Loss)		1.715.491.599	163.102.781
Profit (Loss) from Continuing Operations		1.715.491.599	163.102.781
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-2.176.352.488</b>	<b>-605.700.198</b>
Adjustments for depreciation and amortisation expense		88.086	6.267.010
Adjustments for provisions			-167.443
Adjustments for (Reversal of) Provisions Related with Employee Benefits			-167.443
Adjustments for Interest (Income) Expenses		15.374.628	254.660.045
Adjustments for Interest Income	23	-22.785.543	-2.256.514
Adjustments for interest expense	23	38.160.171	256.916.559
Adjustments for unrealised foreign exchange losses (gains)		-57.994.258	-241.240.667
Adjustments for fair value losses (gains)		-1.491.875.190	-174.714.432
Adjustments for Fair Value Losses (Gains) of Investment Property	21	-1.491.875.190	-174.714.432
Adjustments for Tax (Income) Expenses	17	-426.958.041	105.139.661
Other adjustments for which cash effects are investing or financing cash flow		0	1.211.809
Adjustments Related to Gain and Losses on Net Monetary Position		-214.987.713	-556.856.181
<b>Changes in Working Capital</b>		<b>538.928.024</b>	<b>324.453.331</b>
Adjustments for decrease (increase) in trade accounts receivable		-405.274.637	403.084.924
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-4.345.999	-19.740.492
Adjustments for decrease (increase) in inventories		97.589.259	35.526.457
Decrease (Increase) in Prepaid Expenses		-126.283.397	-93.707.324
Adjustments for increase (decrease) in trade accounts payable		541.132.405	-15.315.819
Increase (Decrease) in Employee Benefit Liabilities		2.391.718	1.860.959
Adjustments for increase (decrease) in other operating payables		298.351.836	-8.573.640
Other Adjustments for Other Increase (Decrease) in Working Capital		135.366.839	21.318.266
Decrease (Increase) in Other Assets Related with Operations		96.883.967	44.396.326
Increase (Decrease) in Other Payables Related with Operations		38.482.872	-23.078.060
<b>Cash Flows from (used in) Operations</b>		<b>78.067.135</b>	<b>-118.144.086</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-102.439.738</b>	<b>110.436.557</b>
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-69.725.297	
Proceeds from sales of property, plant, equipment and intangible assets		1.678.969	18.794.083
Proceeds from sales of property, plant and equipment	13	1.678.969	18.794.083
Purchase of Property, Plant, Equipment and Intangible Assets		-123.968	0
Purchase of property, plant and equipment	13	-123.968	0
Cash Inflows from Sale of Investment Property			200.734.843
Cash Outflows from Acquisition of Investment Property		-34.269.442	-113.363.885
Other inflows (outflows) of cash			4.271.516
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>31.567.096</b>	<b>20.850.408</b>
Proceeds from borrowings		46.941.724	522.575.609
Proceeds from Loans		46.941.724	522.575.609
Repayments of borrowings			-496.780.956
Loan Repayments			-492.649.911
Cash Outflows from Other Financial Liabilities			-4.131.045
Interest paid		-38.160.171	-7.200.759
Interest Received		22.785.543	2.256.514
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>7.194.493</b>	<b>13.142.879</b>
Effect of exchange rate changes on cash and cash equivalents		-23.435.350	-329.146
<b>Net increase (decrease) in cash and cash equivalents</b>		<b>-16.240.857</b>	<b>12.813.733</b>

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		78.837.071	77.631.695
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-7.194.494	4.962.769
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		55.401.720	95.408.197

# Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity												Non-controlling interests (member)	
	Equity attributable to owners of parent (member)													
	Issued Capital	Inflation Adjustments on Capital	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	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	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
<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	3,324,390,733	32,759	-3,931,729,468	-1,148,413	-2,358,717,024				385,167,534	3,694,535,029	123,705,337		3,726,236,487
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												123,705,337	-123,705,337	0
Total Comprehensive Income (Loss)					1,167,437	-387,321,880					0	163,102,781		-223,051,662
Profit (loss)												163,102,781		163,102,781
Other Comprehensive Income (Loss)					1,167,437	-387,321,880								-386,154,443
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	3,324,390,733	32,759	-3,931,729,468	19,024	-2,746,038,904				385,167,534	3,808,240,366	163,102,781	3,503,194,825	3,503,194,825
<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	-3,931,729,468		-1,808,847,835				385,167,534	2,955,900,969	237,466,595		6,569,032,449
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												237,466,595	-237,466,595	0
Total Comprehensive Income (Loss)					0	-79,023,115					0	1,715,491,599		1,636,468,484
Profit (loss)												1,715,491,599		1,715,491,599
Other Comprehensive Income (Loss)					0	-79,023,115								-79,023,115
Issue of equity														
Capital Decrease														
Capital Advance														
Effect of Merger or Liquidation or Division												-49,725,297	0	
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																			
	<b>Equity at end of period</b>	<b>5.000.000.000</b>	<b>3.695.260.472</b>	<b>35.814.182</b>	<b>-3.931.729.468</b>	<b>0</b>	<b>-1.887.870.950</b>					<b>385.167.534</b>	<b>3.123.642.267</b>	<b>1.715.491.599</b>	<b>8.135.775.636</b>					<b>8.135.775.636</b>