KAMUYU AYDINLATMA PLATFORMU

PASİFİK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2026 - 2. 3 Monthly Notification

General Information About Financial Statements

2026 Six-Month Financial Reports

Independet Audit Comment

Independent Audit Company	DENEYİM BAĞIMSIZ DENETİM VE DANIŞMANLIK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET KONSOLİDE FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Pasifik Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Genel Kurulu'na

1. Giriş
Pasifik Gayrimenkul Yatırım Ortaklığı Anonim Şirketi ("Şirket") ve bağlı ortaklığının (hep birlikte "Grup" olarak anılacaktır) 30 Haziran 2026 tarihli ilişikteki özet konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynak değişim tablosunun ve özet konsolide nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet konsolide finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem özet konsolide finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") " Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet konsolide finansal bilgilere ilişkin bir sonuç bildirmektir.

2. Sınırlı Denetimin Kapsamı
Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410'a "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi" uygun olarak yürütülmüştür. Ara dönem özet konsolide finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem özet konsolide finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı konsolide finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet konsolide finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

3. Sonuç
Sınırlı denetimimize göre, ilişikteki ara dönem özet konsolide finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

24 Temmuz 2026, Ankara
Deneyim Bağımsız Denetim ve Danışmanlık A.Ş.
Member of Nexia

Ayhan Çetinkaya
Sorumlu Denetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	149.920.746	2.394.915.207
Financial Investments		2.647.570	2.619.456
Trade Receivables		2.071.972.797	3.707.553.474
Trade Receivables Due From Related Parties	3	1.911.743	0
Trade Receivables Due From Unrelated Parties	5	2.070.061.054	3.707.553.474
Other Receivables		25.245.062	24.978.508
Other Receivables Due From Unrelated Parties	6	25.245.062	24.978.508
Inventories	7	30.527.945.213	27.623.987.053
Prepayments		5.846.806.052	5.161.766.058
Prepayments to Related Parties	3	4.337.346.730	3.859.276.655
Prepayments to Unrelated Parties	8	1.509.459.322	1.302.489.403
Other current assets	11	452.305.934	418.503.688
SUB-TOTAL		**39.076.843.374**	**39.334.323.444**
Total current assets		**39.076.843.374**	**39.334.323.444**
NON-CURRENT ASSETS			
Other Receivables		3.028.627	2.728.941
Other Receivables Due From Unrelated Parties	6	3.028.627	2.728.941
Inventories	7	30.465.595.170	30.976.292.077
Property, plant and equipment	10	109.847.568	111.394.240
Right of Use Assets		8.445.166	11.260.220
Intangible assets and goodwill		3.238.653	4.460.105
Prepayments		18.515.066.372	17.223.049.405
Prepayments to Unrelated Parties	8	18.515.066.372	17.223.049.405
Deferred Tax Asset	17	41.751.768	55.905.298
Other Non-current Assets	11	1.336.142.078	1.246.251.108
Total non-current assets		**50.483.115.402**	**49.631.341.394**
Total assets		**89.559.958.776**	**88.965.664.838**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	12	7.879.104.641	5.229.639.091
Current Borrowings From Unrelated Parties		7.879.104.641	5.229.639.091
Bank Loans		7.876.498.439	5.227.156.250
Lease Liabilities		2.602.693	2.478.318
Other short-term borrowings		3.509	4.523
Trade Payables		4.195.053.273	6.137.878.906
Trade Payables to Related Parties	3	3.642.912	11.090.919
Trade Payables to Unrelated Parties	5	4.191.410.361	6.126.787.987
Employee Benefit Obligations		21.770.993	17.617.621
Other Payables		398.715.212	648.388.995
Other Payables to Related Parties	3	279.001.525	473.509.537
Other Payables to Unrelated Parties	6	119.713.687	174.879.458
Deferred Income Other Than Contract Liabilities		2.036.595.908	2.328.090.697
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	2.036.595.908	2.328.090.697
Current provisions		6.719.204	6.921.343
Current provisions for employee benefits		6.719.204	6.921.343
SUB-TOTAL		**14.537.959.231**	**14.368.536.653**
Total current liabilities		**14.537.959.231**	**14.368.536.653**
NON-CURRENT LIABILITIES			
Long Term Borrowings	12	9.029.113.022	9.879.506.193
Long Term Borrowings From Unrelated Parties		9.029.113.022	9.879.506.193
Bank Loans		9.027.333.339	9.875.715.803
Lease Liabilities		1.779.683	3.790.390
Other Payables		1.511.660.862	3.130.582.148
Other Payables to Related Parties	3	1.362.425.772	2.974.508.224
Other Payables to Unrelated parties	6	149.235.090	156.073.924
Deferred Income Other Than Contract Liabilities		18.452.300.382	16.767.664.005

Deferred Income Other Than Contract Liabilities From Related Parties	3	20.750.000	317.088.940
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	18.431.550.382	16.450.575.065
Non-current provisions		67.894.798	99.444.166
Non-current provisions for employee benefits		42.189.580	39.292.818
Other non-current provisions		25.705.218	60.151.348
Deferred Tax Liabilities	17	3.369.289.030	3.007.360.106
Total non-current liabilities		**32.430.258.094**	**32.884.556.618**
Total liabilities		**46.968.217.325**	**47.253.093.271**
EQUITY			
Equity attributable to owners of parent	13	42.590.979.567	41.711.704.117
Issued capital		6.900.847.276	5.323.560.210
Inflation Adjustments on Capital		9.831.366.567	9.551.241.871
Additional Capital Contribution of Shareholders		0	5.887.995.287
Treasury Shares (-)		-39.761.673	-39.761.673
Share Premium (Discount)		6.880.160.762	2.849.577.237
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-19.213.258	-18.988.141
Restricted Reserves Appropriated From Profits		317.142.637	158.606.863
Prior Years' Profits or Losses		16.723.227.472	14.587.068.686
Current Period Net Profit Or Loss		1.997.209.784	3.412.403.777
Non-controlling interests		761.884	867.450
Total equity		**42.591.741.451**	**41.712.571.567**
Total Liabilities and Equity		**89.559.958.776**	**88.965.664.838**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 30.06.2026	Previous Period 01.01.2025 - 30.06.2025	Current Period 3 Months 01.04.2026 - 30.06.2026	Previous Period 3 Months 01.04.2025 - 30.06.2025
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	14	1.039.902.411	224.639.269	873.739.476	0
Cost of sales	14	-900.609.587	-74.072.025	-739.000.016	-189
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		139.292.824	150.567.244	134.739.460	-189
GROSS PROFIT (LOSS)		139.292.824	150.567.244	134.739.460	-189
General Administrative Expenses		-198.315.418	-165.091.643	-87.705.717	-76.391.244
Marketing Expenses		-44.160.206	-33.022.678	-21.597.814	-16.506.730
Other Income from Operating Activities		41.982.107	1.138.620.489	2.866.777	1.132.871.262
Other Expenses from Operating Activities		-38.653.726	-385.013.074	-34.560.619	-219.426.100
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-99.854.419	706.060.338	-6.257.913	820.546.999
Investment Activity Income		438.617	14.034.632	230.274	867.696
Investment Activity Expenses		0	0	0	0
Impairment gain and reversal of impairment loss (impairment loss) determined in accordance with IFRS 9		16.957.451	1.654.283	-1.749.439	-204.141
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-82.458.351	721.749.253	-7.777.078	821.210.554
Finance income	15	1.654.029.754	1.279.646.773	1.474.625.441	882.777.967
Finance costs	15	-819.786.199	-1.635.055.922	-695.221.760	-1.129.456.254
Gains (losses) on net monetary position	16	1.621.426.480	3.069.475.764	-497.132.983	1.220.512.792
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.373.211.684	3.435.815.868	274.493.620	1.795.045.059
Tax (Expense) Income, Continuing Operations	17	-376.107.466	-563.523.021	-24.110.984	396.260.128
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		-376.107.466	-563.523.021	-24.110.984	396.260.128
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.997.104.218	2.872.292.847	250.382.636	2.191.305.187
PROFIT (LOSS)		1.997.104.218	2.872.292.847	250.382.636	2.191.305.187
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-105.566	-1.189.821	210.424	-651.601
Owners of Parent		1.997.209.784	2.873.482.668	250.172.212	2.191.956.788
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Discontinued Operations					
Pay Başına Kazanç		0,30600000	0,59840000	0,03620000	0,45650000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-225.117	1.757.509	-5.630.268	98.070
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-225.117	1.757.509	-5.630.268	98.070
Taxes Relating to Remeasurements of Defined Benefit Plans		-225.117	1.757.509	-5.630.268	98.070
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-225.117**	**1.757.509**	**-5.630.268**	**98.070**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.996.879.101**	**2.874.050.356**	**244.752.368**	**2.191.403.257**
Total Comprehensive Income Attributable to					
Non-controlling Interests		-105.566	-1.189.821	278.750	-651.601
Owners of Parent		1.996.984.667	2.875.240.177	244.473.618	2.192.054.858

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 30.06.2026	Previous Period 01.01.2025 - 30.06.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-4.249.291.697**	**-7.514.209.518**
Profit (Loss)		1.997.104.218	2.872.292.847
Adjustments to Reconcile Profit (Loss)		**-464.492.439**	**-105.103.912**
Adjustments for depreciation and amortisation expense		15.595.479	15.404.042
Adjustments for provisions		-21.173.060	36.412.616
Adjustments for Interest (Income) Expenses	15	-834.583.707	422.320.718
Adjustments for fair value losses (gains)		-438.617	-13.233.484
Adjustments for Tax (Income) Expenses	17	376.107.466	563.523.021
Adjustments for Losses (Gains) on Disposal of Subsidiaries or Joint Operations		0	-1.129.530.825
Changes in Working Capital		**-6.126.003.102**	**-10.329.515.605**
Adjustments for decrease (increase) in trade accounts receivable	5	1.635.580.677	-1.952.425.974
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	6	-566.240	-1.387.640.088
Adjustments for decrease (increase) in inventories	7	-2.393.261.253	-5.455.978.656
Decrease (Increase) in Prepaid Expenses	8	-3.024.445.340	-1.956.540.468
Adjustments for increase (decrease) in trade accounts payable	5	-1.942.825.633	-73.935.630
Increase (Decrease) in Employee Benefit Liabilities		4.153.372	-1.900.734
Adjustments for increase (decrease) in other operating payables	6	-1.674.087.057	-1.249.572.040
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	1.393.141.588	2.123.758.121
Other Adjustments for Other Increase (Decrease) in Working Capital		-123.693.216	-375.280.136
Cash Flows from (used in) Operations		**-4.593.391.323**	**-7.562.326.670**
Payments Related with Provisions for Employee Benefits		-1.058.099	-1.582.182
Inflation Effect On Operating Activities		345.157.725	49.699.334
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**1.641.527.879**	**2.349.316.275**
Cash Inflows Caused by Share Sales or Capital Decrease of Associates and / or Joint Ventures		0	1.128.373.238
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		410.503	16.369.163
Proceeds from sales of property, plant, equipment and intangible assets		9.328.087	0
Purchase of Property, Plant, Equipment and Intangible Assets	10	-19.340.388	-3.185.332
Interest received		1.651.129.677	1.207.759.206
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**723.957.387**	**5.009.755.564**
Proceeds from borrowings		1.604.564.367	6.633.929.479
Dividends Paid		-70.320.838	0
Interest paid	15	-810.286.142	-1.624.173.915
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.883.806.431	-155.137.679
Net increase (decrease) in cash and cash equivalents		-1.883.806.431	-155.137.679
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**2.394.915.207**	**265.676.282**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-361.188.030	-73.562.342
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**149.920.746**	**36.976.261**

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	Additional Capital Contribution of Shareholders	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]	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								
Previous Period 01.01.2025 - 30.06.2025	**Statement of changes in equity [abstract]**															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**4.800.000.000**	**9.383.123.305**		**-39.761.673**	**2.220.149.556**	**-17.751.574**			**158.606.865**	**7.149.530.214**	**3.648.780.664**	**27.302.677.357**	**740.233**	**27.303.417.590**
	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											3.648.780.664	-3.648.780.664			
	Total Comprehensive Income (Loss)							1.757.509					2.873.482.668	2.875.240.177	-1.189.821	2.874.050.356
	Profit (loss)												2.873.482.668	2.873.482.668	-1.189.821	2.872.292.847
	Other Comprehensive Income (Loss)							1.757.509						1.757.509		1.757.509
	Issue of equity		523.560.210	168.118.562			629.427.681							1.321.106.453		1.321.106.453
	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											59.233.204		59.233.204		59.233.204
	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											4.080.001.299		4.080.001.299		4.080.001.299
	Equity at end of period		**5.323.560.210**	**9.551.241.867**		**-39.761.673**	**2.849.577.237**	**-15.994.065**			**158.606.865**	**14.937.545.381**	**2.873.482.668**	**35.638.258.490**	**-449.588**	**35.637.808.902**
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**5.323.560.210**	**9.551.241.871**	**5.887.995.287**	**-39.761.673**	**2.849.577.237**	**-18.988.141**			**158.606.863**	**14.587.068.686**	**3.412.403.777**	**41.711.704.117**	**867.450**	**41.712.571.567**
	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										158.535.774	3.253.868.003	-3.412.403.777			
	Total Comprehensive Income (Loss)							-225.117					1.997.209.784	1.996.984.667	-105.566	1.996.879.101
	Profit (loss)												1.997.209.784	1.997.209.784	-105.566	1.997.104.218
	Other Comprehensive Income (Loss)							-225.117						-225.117		-225.117
	Issue of equity		1.577.287.066	280.124.696	-5.887.995.287		4.030.583.525									
	Capital Decrease															
	Capital Advance															
	Effect of Merger or Liquidation or Division															
	Effects of Business Combinations Under Common Control															
	Advance Dividend Payments															
	Dividends Paid															

Current Period 01.01.2026 - 30.06.2026												-70.320.838		-70.320.838		-70.320.838
	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											-1.047.388.379		-1.047.388.379		-1.047.388.379
	Equity at end of period		**6.900.847.276**	**9.831.366.567**		**-39.761.673**	**6.880.160.762**	**-19.213.258**			**317.142.637**	**16.723.227.472**	**1.997.209.784**	**42.590.979.567**	**761.884**	**42.591.741.451**