



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Peker Gayrimenkul Yatırım Ortaklığı A.Ş. 30.06.2026 Financial Tables



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

Independent Audit Comment

Independent Audit Company	GÜRELİ YEMİNLİ MALİ MÜŞAVİRLİK VE BAĞIMSIZ DENETİM HİZMETLERİ A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

Peker Gayrimenkul Yatırım Ortaklığı A.Ş. Yönetim Kurulu'na,

Giriş

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi ve Bağlı Ortaklıkları ("Grup")'un 30 Haziran 2026 tarihli ilişikteki konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık ara hesap dönemine ait konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama Standardı"na ("TMS 34") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem 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 finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin Grup' un 30 Haziran 2026 tarihi itibarıyla konsolide finansal durumunun, konsolide finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin konsolide nakit akışlarının TMS 34'e uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

GÜRELİ YEMİNLİ MALİ MÜŞAVİRLİK VE BAĞIMSIZ DENETİM HİZMETLERİ A.Ş.

An Independent Member of BAKER TILLY INTERNATIONAL

Şevket KARADAŞ

Sorumlu Ortak Başdenetçi

İstanbul, 14.08.2026

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	4	73.013.139	84.366.231
Financial Investments		5.751.403.839	41.825.050
Financial Assets at Fair Value Through Profit or Loss	5	5.751.403.839	41.825.050
Other Financial Assets Measured at Fair Value Through Profit or Loss	5	5.751.403.839	41.825.050
Trade Receivables		585.787.952	716.383.697
Trade Receivables Due From Related Parties	7-18	439.581.513	0
Trade Receivables Due From Unrelated Parties	8	146.206.439	716.383.697
Other Receivables	8	61.371.596	40.780.891
Other Receivables Due From Unrelated Parties	8	61.371.596	40.780.891
Inventories	9	0	275.900.320
Prepayments	10	423.787.247	382.529.799
Prepayments to Unrelated Parties	10	423.787.247	382.529.799
Current Tax Assets			7.727.748
Other current assets	11	34.547.319	99.468.013
SUB-TOTAL		6.929.911.092	1.648.981.749
Total current assets		6.929.911.092	1.648.981.749
NON-CURRENT ASSETS			
Other Receivables	8		893.006
Other Receivables Due From Unrelated Parties	8		893.006
Investment property	12	11.936.972.268	10.172.868.138
Property, plant and equipment	13	12.568.300	14.790.172
Intangible assets and goodwill		501.845	104.060
Deferred Tax Asset	17	487.532.277	13.752.995
Total non-current assets		12.437.574.690	10.202.408.371
Total assets		19.367.485.782	11.851.390.120
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		8.588.142.073	594.243.352
Current Borrowings From Related Parties		8.588.142.073	594.243.352
Bank Loans	6	1.088.142.073	594.243.352
Issued Debt Instruments		7.500.000.000	
Other Financial Liabilities		266.537	
Trade Payables	8	160.682.590	1.168.464.115
Trade Payables to Related Parties		23.525.543	1.020.720.288
Trade Payables to Unrelated Parties		137.157.047	147.743.827
Employee Benefit Obligations		4.980.706	594.532
Other Payables		540.000	132.040.229
Other Payables to Related Parties	8	300.000	
Other Payables to Unrelated Parties		240.000	132.040.229
Deferred Income Other Than Contract Liabilities		99.753.485	84.080.573
Deferred Income Other Than Contract Liabilities From Related Parties		71.400.000	84.080.573
Deferred Income Other Than Contract Liabilities from Unrelated Parties	10	28.353.485	
Current provisions		16.156.923	5.219.620
Other current provisions		16.156.923	5.219.620
Other Current Liabilities		22.762.074	30.941.693
Other Current Liabilities to Unrelated Parties	11	22.762.074	30.941.693
SUB-TOTAL		8.893.284.388	2.015.584.114
Total current liabilities		8.893.284.388	2.015.584.114
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.102.993.475	1.880.697.733
Long Term Borrowings From Related Parties		1.102.993.475	1.880.697.733
Bank Loans	6	1.102.993.475	1.880.697.733
Deferred Income Other Than Contract Liabilities		285.600.000	336.322.291
Deferred Income Other Than Contract Liabilities From Related Parties	17	285.600.000	336.322.291

Deferred Tax Liabilities	17	779.379.243	589.040.914
Total non-current liabilities		2.167.972.718	2.806.060.938
Total liabilities		11.061.257.106	4.821.645.052
EQUITY			
Equity attributable to owners of parent		8.306.228.676	7.029.745.068
Issued capital	15	5.000.000.000	5.000.000.000
Inflation Adjustments on Capital	15	4.305.093.997	4.305.093.997
Share Premium (Discount)		38.325.975	38.325.975
Effects of Business Combinations Under Common Control		-4.207.477.440	-4.207.477.440
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		0	0
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-2.153.532.076	-1.935.709.596
Restricted Reserves Appropriated From Profits		412.180.880	412.180.880
Prior Years' Profits or Losses		3.342.715.840	3.163.210.171
Current Period Net Profit Or Loss		1.568.921.500	254.121.081
Total equity		8.306.228.676	7.029.745.068
Total Liabilities and Equity		19.367.485.782	11.851.390.120

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	19	118.363.295	1.051.008.630	61.466.950	894.874.031
Cost of sales	19	-42.247.532	-840.740.837	-190.008	-802.527.901
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		76.115.763	210.267.793	61.276.942	92.346.130
GROSS PROFIT (LOSS)		76.115.763	210.267.793	61.276.942	92.346.130
General Administrative Expenses	20	-77.783.306	-198.356.527	-49.696.753	-142.442.846
Marketing Expenses	20	-344.180	-1.981.660	-344.180	-1.981.660
Other Income from Operating Activities	21	2.144.430.547	1.672.422.571	471.955.871	1.111.535.787
Other Expenses from Operating Activities	21	-148.692.632	-649.507.438	-67.350.873	-507.053.881
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.993.726.192	1.032.844.739	415.841.007	552.403.530
Investment Activity Income	22	12.659.559	2.610.251	10.708.559	1.074.052
Investment Activity Expenses			-4.461.509		-4.461.509
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		2.006.385.751	1.030.993.481	426.549.566	549.016.073
Finance income	23	31.056.409	9.194.692	6.672.824	6.779.920
Finance costs	23	-47.821.296	-653.465.623	-6.874.337	-341.491.955
Gains (losses) on net monetary position	25	-691.421.137	329.249.762	-507.051.917	212.512.221
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.298.199.727	715.972.312	-80.703.864	426.816.259
Tax (Expense) Income, Continuing Operations		270.721.773	-128.402.829	-186.180.550	-15.889.301
Deferred Tax (Expense) Income	17	270.721.773	-128.402.829	-186.180.550	-15.889.301
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.568.921.500	587.569.483	-266.884.414	410.926.958
PROFIT (LOSS)		1.568.921.500	587.569.483	-266.884.414	410.926.958
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.568.921.500	587.569.483	-266.884.414	410.926.958
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>		0,42000000	-0,07000000	0,16000000	0,11000000
Diluted Earnings Per Share					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)</i>		0,42000000	-0,07000000	0,16000000	0,11000000
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	437.017		
Gains (Losses) on Remeasurements of Defined Benefit Plans			1.262.304		
Change in Fair Value of Financial Liability Attributable to Change in Credit Risk of Liability			-825.287		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-217.822.480	-301.364.337	-133.257.157	-104.397.947
Exchange Differences on Translation of Foreign Operations		-217.822.480	-301.364.337	-133.257.157	-104.397.947
Gains (losses) on exchange differences on translation of Foreign Operations		-217.822.480	-301.364.337	-133.257.157	-104.397.947
OTHER COMPREHENSIVE INCOME (LOSS)		-217.822.480	-300.927.320	-133.257.157	-104.397.947
TOTAL COMPREHENSIVE INCOME (LOSS)		1.351.099.020	286.642.163	-400.141.571	306.529.011
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.351.099.020	286.642.163	-400.141.571	306.529.011

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		-6.937.249.641	-517.878.956
Profit (Loss)		1.568.921.500	587.569.483
Adjustments to Reconcile Profit (Loss)		-2.065.105.301	-1.442.140.681
Adjustments for depreciation and amortisation expense	13	188.526	12.130.265
Adjustments for Impairment Loss (Reversal of Impairment Loss)			-1.347.004.982
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories			-692.658.140
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties			-654.346.842
Adjustments for provisions			735.609
Adjustments for (Reversal of) Provisions Related with Employee Benefits			735.609
Adjustments for Interest (Income) Expenses		17.843.965	572.926.894
Adjustments for Interest Income	23	-31.056.409	-5.312.045
Adjustments for interest expense	23	48.900.374	578.238.939
Adjustments for unrealised foreign exchange losses (gains)		-231.134.161	-299.558.370
Adjustments for fair value losses (gains)		-1.927.827.992	0
Adjustments for Fair Value Losses (Gains) of Investment Property	21	-1.927.827.992	
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method			0
Adjustments for Tax (Income) Expenses	17	-270.721.773	128.402.829
Adjustments for losses (gains) on disposal of non-current assets			4.461.509
Other adjustments for which cash effects are investing or financing cash flow			-2.452.867
Adjustments Related to Gain and Losses on Net Monetary Position		346.546.134	-511.781.568
Changes in Working Capital		-6.441.065.840	336.692.242
Adjustments for decrease (increase) in trade accounts receivable		22.554.669	-317.168.973
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		22.554.669	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-25.982.728	-103.045.402
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-25.982.728	
Adjustments for Decrease (Increase) in Contract Assets			0
Adjustments for decrease (increase) in inventories		234.290.541	840.740.837
Decrease (Increase) in Prepaid Expenses			-151.123.492
Adjustments for increase (decrease) in trade accounts payable		-831.560.150	66.955.399
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-831.560.150	
Increase (Decrease) in Employee Benefit Liabilities		4.475.838	1.606.923
Adjustments for Increase (Decrease) in Contract Liabilities			0
Adjustments for increase (decrease) in other operating payables		-111.330.977	-30.430.987
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-111.330.977	
Other Adjustments for Other Increase (Decrease) in Working Capital		-5.733.513.033	29.157.937
Decrease (Increase) in Other Assets Related with Operations		-5.736.562.162	29.157.937
Increase (Decrease) in Other Payables Related with Operations		3.049.129	
Cash Flows from (used in) Operations		-6.937.249.641	-517.878.956
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-454.084.273	338.979.113
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-74.615.412	-302.709.329
Proceeds from sales of property, plant, equipment and intangible assets		2.995.211	0
Proceeds from sales of property, plant and equipment	13	2.995.211	

Purchase of Property, Plant, Equipment and Intangible Assets		-767.148	-1.092.003
Purchase of property, plant and equipment	13	-767.148	
Cash Inflows from Sale of Investment Property			296.450.569
Cash Outflows from Acquisition of Investment Property			15.651.811
Purchase of other long-term assets			330.678.065
Cash advances and loans made to other parties			0
Cash receipts from repayment of advances and loans made to other parties			0
Other inflows (outflows) of cash		-381.696.924	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		7.392.704.477	191.821.221
Proceeds from Issuing Shares or Other Equity Instruments			0
Payments to Acquire Entity's Shares or Other Equity Instruments			0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments			0
Proceeds from borrowings		7.500.000.000	944.124.341
Proceeds From Issue of Debt Instruments		7.500.000.000	
Repayments of borrowings		-89.451.558	-737.586.434
Cash Outflows from Other Financial Liabilities	6	-89.451.558	
Payments of Lease Liabilities			-8.340.549
Interest paid	23	-48.900.374	-11.688.182
Interest Received	23	31.056.409	5.312.045
INFLATION EFFECT			-332.271
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.370.563	12.589.107
Net increase (decrease) in cash and cash equivalents		1.370.563	12.589.107
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	84.366.231	83.080.995
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-12.723.655	-20.068.121
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	73.013.139	75.601.981

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	2,500,000,000	3,732,878,638	35,057	-4,207,477,440	-1,228,955	-2,524,143,319				412,180,880	3,942,946,263	132,381,289	3,987,572,413	3,987,572,413	
	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														0	
	Restated Balances														0	
	Transfers											132,381,289	-132,381,289		0	
	Total Comprehensive Income (Loss)					437,017	-301,364,337						587,569,483	286,642,163	286,642,163	
	Profit (loss)												587,569,483	587,569,483	587,569,483	
	Other Comprehensive Income (Loss)					437,017	-301,364,337							-300,927,320	-300,927,320	
	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														0	
	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		2,500,000,000	3,732,878,638	35,057	-4,207,477,440	-791,938	-2,825,507,656				412,180,880	4,075,327,552	587,569,483	4,274,214,576	4,274,214,576
	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period	5,000,000,000	4,305,093,997	38,325,975	-4,207,477,440			-1,935,709,596			412,180,880	3,163,210,171	254,121,081	7,029,745,068	0 7,029,745,068	
	Adjustments Related to Accounting Policy Changes												0	0 0		
	Adjustments Related to Required Changes in Accounting Policies												0	0 0		
	Adjustments Related to Voluntary Changes in Accounting Policies												0	0 0		
	Adjustments Related to Errors												0	0 0		
	Other Restatements												0	0 0		
	Restated Balances												0	0 0		
	Transfers										254,121,081	-254,121,081	0	0 0		
	Total Comprehensive Income (Loss)							-217,822,480				1,568,921,500	1,351,099,020	0 1,351,099,020		
	Profit (loss)												1,568,921,500	0 1,568,921,500		
	Other Comprehensive Income (Loss)							-217,822,480					-217,822,480	0 -217,822,480		
	Issue of equity												0	0 0		
	Capital Decrease												0	0 0		
	Capital Advance												0	0 0		
	Effect of Merger or Liquidation or Division											-74,615,412	-74,615,412	0 -74,615,412		
	Effects of Business Combinations Under Common Control												0	0 0		
	Advance Dividend Payments												0	0 0		
	Dividends Paid												0	0 0		

Current Period 01.01.2026 - 30.06.2026																0	0	0
	Decrease through Other Distributions to Owners															0	0	0
	Increase (Decrease) through Treasury Share Transactions															0	0	0
	Increase (Decrease) through Share-Based Payment Transactions															0	0	0
	Acquisition or Disposal of a Subsidiary															0	0	0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity															0	0	0
	Transactions with noncontrolling shareholders															0	0	0
	Increase through Other Contributions by Owners															0	0	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	0	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	0	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	0	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	0	0
	Increase (decrease) through other changes, equity															0	0	0
	Equity at end of period		5.000.000.000	4.305.093.997	38.325.975	-4.207.477.440	-2.153.532.076					412.180.880	3.342.715.840	1.568.921.500	8.306.228.676	0	8.306.228.676	