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KAMUYU AYDINLATMA PLATFORMU

KAPİTAL GAYRİMENKUL YATIRIMI GELİŞTİRME VE İŞLETMECİLİK A.Ş.
Financial Report
Consolidated
2026 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	KPMG BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM KONSOLİDE FİNANSAL TABLOLARA İLİŞKİN SINIRLI DENETİM RAPORU

Kapital Gayrimenkul Yatırımı Geliştirme ve İşletmecilik Anonim Şirketi Yönetim Kurulu'na

Giriş

Kapital Gayrimenkul Yatırımı Geliştirme ve İşletmecilik Anonim Şirketi'nin ("Şirket") ve bağlı ortaklığının (birlikte "Grup" olarak anılacaktır) 30 Haziran 2026 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait konsolide kâr veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynaklar değişim tablosunun ve konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem konsolide finansal tabloların Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardına ("TMS 34") uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem konsolide finansal tablolara 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 konsolide finansal tablolara 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 konsolide finansal tabloların 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 konsolide finansal tabloların sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem konsolide finansal tabloların, Grup'un 30 Haziran 2026 tarihi itibarıyla konsolide finansal durumunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ilişkin konsolide finansal performansının ve 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.

Diğer Husus, Karşılaştırmalı Bilgiler

Grup'un 30 Haziran 2025 tarihinde sona eren altı aylık ara hesap dönemine ait ilişikteki konsolide kâr veya zarar ve diğer kapsamlı gelir tablosu, konsolide özkaynaklar değişim tablosu ve konsolide nakit akış tablosu ile söz konusu tablolara ilişkin dipnotların denetlenmemiş olduğuna dikkat çekeriz. Bu sebeple, söz konusu finansal tablolar ve ilgili dipnotlar hakkında bir sonuç veya görüş bildirmemekteyiz.

KPMG Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi

Ebru Koçak, SMMM

Sorumlu Denetçi

14 Ağustos 2026

İstanbul, Türkiye

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	80.383.834	187.435.614
Other Receivables		11.617.915	17.044.022
Other Receivables Due From Related Parties		780.000	546.107
Other Receivables Due From Unrelated Parties		10.837.915	16.497.915
Current Tax Assets	22	36.797.592	6.400.408
Other current assets		120.860.740	131.194.954
Other Current Assets Due From Unrelated Parties		120.860.740	131.194.954
SUB-TOTAL		**249.660.081**	**342.074.998**
Total current assets		**249.660.081**	**342.074.998**
NON-CURRENT ASSETS			
Investment property	10	29.401.690.000	34.399.828.235
Property, plant and equipment	11	20.956.084	23.425.666
Prepayments		220.226.967	14.572.336
Prepayments to Unrelated Parties		220.226.967	14.572.336
Total non-current assets		**29.642.873.051**	**34.437.826.237**
Total assets		**29.892.533.132**	**34.779.901.235**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		120.495.037	56.637.758
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		120.495.037	56.637.758
Lease Liabilities	2	2.438.507	
Issued Debt Instruments	4	84.138.411	50.621.973
Other short-term borrowings	4	33.918.119	6.015.785
Trade Payables	5	266.290.259	113.124.984
Trade Payables to Unrelated Parties	5	266.290.259	113.124.984
Employee Benefit Obligations	9	1.108.780	836.297
Other Payables	6	689.708.325	802.481.613
Other Payables to Unrelated Parties	6	689.708.325	802.481.613
Deferred Income Other Than Contract Liabilities	7	113.217.021	179.748.093
Deferred Income Other Than Contract Liabilities from Unrelated Parties	7	113.217.021	179.748.093
Current provisions	14	1.808.005	1.108.210
Current provisions for employee benefits	14	1.808.005	1.108.210
SUB-TOTAL		**1.192.627.427**	**1.153.936.955**
Total current liabilities		**1.192.627.427**	**1.153.936.955**
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	9.820.939	15.831.860
Long Term Borrowings From Related Parties	4	9.820.939	15.831.860
Lease Liabilities	4	9.820.939	15.831.860
Other Payables	6	50.673.170	66.252.570
Other Payables to Related Parties		0	3.989.069
Other Payables to Unrelated parties	6	50.673.170	62.263.501
Non-current provisions	14	2.337.738	1.509.645
Non-current provisions for employee benefits	14	2.337.738	1.509.645
Deferred Tax Liabilities	22	7.098.834.031	8.302.414.294
Total non-current liabilities		**7.161.665.878**	**8.386.008.369**
Total liabilities		**8.354.293.305**	**9.539.945.324**
EQUITY			
Equity attributable to owners of parent		21.538.239.827	25.239.955.911
Issued capital	15	500.000.000	500.000.000
Inflation Adjustments on Capital		4.677.728.409	4.677.728.409
Restricted Reserves Appropriated From Profits	15	41.432.661	41.432.661
Other reserves		-4.060.378	-4.676.213
Prior Years' Profits or Losses		20.025.471.054	22.922.221.791
Current Period Net Profit Or Loss		-3.702.331.919	-2.896.750.737
Total equity		**21.538.239.827**	**25.239.955.911**

Total Liabilities and Equity		**29.892.533.132**	**34.779.901.235**

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	17	445.781.331	393.249.830		
Cost of sales	17	-89.958	-188.216		
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		445.691.373	393.061.614		
GROSS PROFIT (LOSS)		445.691.373	393.061.614		
General Administrative Expenses	18	-64.717.163	-67.444.792		
Other Income from Operating Activities	19	6.624.895	6.099.188		
Other Expenses from Operating Activities	19	-5.403.869.778	-261.936.652		
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-5.016.270.673	69.779.358		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-5.016.270.673	69.779.358		
Finance income	20	21.635.219	22.226.378		
Finance costs	20	-25.851.533	-162.599.656		
Gains (losses) on net monetary position		114.369.527	120.929.279		
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-4.906.117.460	50.335.359		
Tax (Expense) Income, Continuing Operations		1.203.785.541	-59.615.751		
Deferred Tax (Expense) Income	22	1.203.785.541	-59.615.751		
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-3.702.331.919	-9.280.392		
PROFIT (LOSS)		-3.702.331.919	-9.280.392		
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-3.702.331.919	-9.280.392		
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		615.835	-265.930		
Gains (Losses) on Remeasurements of Defined Benefit Plans		821.113	-354.576		
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-205.278	88.646		
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		-205.278	88.646		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0		
Current Period Tax (Expense) Income		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		**615.835**	**-265.930**		
TOTAL COMPREHENSIVE INCOME (LOSS)		**-3.701.716.084**	**-9.546.322**		
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		-3.701.716.084	-9.546.322		

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		**-80.265.287**	**563.338.859**
Profit (Loss)		-3.702.331.919	-9.280.392
Adjustments to Reconcile Profit (Loss)		**3.824.076.617**	**57.497.772**
Adjustments for depreciation and amortisation expense		7.811.825	479.687
Adjustments for provisions		1.527.888	314.041
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.527.888	314.041
Adjustments for Interest (Income) Expenses		7.061.801	-8.031.900
Adjustments for Interest Income		-16.496.676	-10.906.219
Adjustments for interest expense	20	23.558.477	2.874.319
Adjustments for unrealised foreign exchange losses (gains)		-2.845.487	-8.012.286
Adjustments for fair value losses (gains)		5.014.306.131	13.132.479
Adjustments for Fair Value Losses (Gains) of Financial Assets		5.014.306.131	13.132.479
Adjustments for Tax (Income) Expenses		-1.203.785.541	59.615.751
Changes in Working Capital		**-224.702.773**	**512.574.864**
Adjustments for decrease (increase) in trade accounts receivable			-1.047.424.712
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		5.426.107	-8.165.819
Decrease (Increase) in Other Related Party Receivables Related with Operations		-233.893	-724.982
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		5.660.000	-7.440.837
Decrease (Increase) in Prepaid Expenses		-205.654.631	-543.803.082
Adjustments for increase (decrease) in trade accounts payable		153.165.275	-30.025.331
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		153.165.275	-30.025.331
Increase (Decrease) in Employee Benefit Liabilities		-272.483	97.596
Adjustments for increase (decrease) in other operating payables		-128.352.688	49.640.393
Increase (Decrease) in Other Operating Payables to Related Parties		-3.989.069	544.610
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-124.363.619	49.095.783
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		66.531.072	1.347.021.469
Other Adjustments for Other Increase (Decrease) in Working Capital		-115.545.425	745.234.350
Decrease (Increase) in Other Assets Related with Operations		-59.865.091	-106.893.252
Increase (Decrease) in Other Payables Related with Operations		-55.680.334	852.127.602
Cash Flows from (used in) Operations		**-102.958.075**	**560.792.244**
Interest received		23.558.477	2.874.319
Payments Related with Provisions for Employee Benefits		-865.689	-327.704
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-19.137.241**	**-17.382.585**
Purchase of Property, Plant, Equipment and Intangible Assets		-2.969.345	-805.807
Purchase of property, plant and equipment		-2.969.345	-805.807
Cash Outflows from Acquition of Investment Property		-16.167.896	-16.576.778
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**20.616.824**	**-554.330.586**
Proceeds from Issuing Shares or Other Equity Instruments		0	
Proceeds from borrowings		98.343.324	9.713.900
Proceeds from Loans		29.343.324	9.713.900
Proceeds From Issue of Debt Instruments		69.000.000	
Repayments of borrowings		-50.621.973	-561.170.167
Loan Repayments			-561.170.167
Payments of Issued Debt Instruments		-50.621.973	
Payments of Lease Liabilities		-3.546.050	
Interest paid		-23.558.477	-2.874.319
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-78.785.704	-8.374.312

Net increase (decrease) in cash and cash equivalents		-78.785.704	-8.374.312
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**187.435.614**	**90.305.494**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-28.266.076	-5.332.539
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**80.383.834**	**76.598.643**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Period		Footnote Reference	Equity / Equity attributable to owners of parent [member] / Issued Capital	Inflation Adjustments on Capital	Effects of Combinations of Entities or Businesses Under Common Control	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss / Gains/Losses on Revaluation and Remeasurement [member]	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss / Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Other Gains (Losses)	Restricted Reserves Appropriated From Profits [member]	Retained Earnings / Prior Years' Profits or Losses	Net Profit or Loss		Non-controlling interests [member]	
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		**500.000.000**	**4.677.728.409**	**628.839.857**				**-3.503.614**	**41.432.661**	**25.018.455.204**	**-2.725.073.270**	**28.137.879.247**		**28.137.879.247**
	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				-628.839.857						-2.096.233.413	2.725.073.270			
	Total Comprehensive Income (Loss)														
	Profit (loss)											-9.280.392	-9.280.392		-9.280.392
	Other Comprehensive Income (Loss)								-265.930				-265.930		-265.930
	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		**500.000.000**	**4.677.728.409**					**-3.769.544**	**41.432.661**	**22.922.221.791**	**-9.280.392**	**28.128.332.925**		**28.128.332.925**
Current Period 01.01.2026 - 30.06.2026	**Statement of changes in equity [abstract]**														
	Statement of changes in equity [line items]														
	Equity at beginning of period		**500.000.000**	**4.677.728.409**					**-4.676.213**	**41.432.661**	**22.922.221.791**	**-2.896.750.737**	**25.239.955.911**		**25.239.955.911**
	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										-2.896.750.737	2.896.750.737			
	Total Comprehensive Income (Loss)														
	Profit (loss)											-3.702.331.919	-3.702.331.919		-3.702.331.919
	Other Comprehensive Income (Loss)								615.835				615.835		615.835
	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														
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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		**500.000.000**	**4.677.728.409**					**-4.060.378**	**41.432.661**	**20.025.471.054**	**-3.702.331.919**	**21.538.239.827**		**21.538.239.827**