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KAMUYU AYDINLATMA PLATFORMU

HALK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
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 Bireysel Finansal Tablolara İlişkin Sınırlı Denetim Raporu

Halk Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na

Giriş

Halk Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2026 tarihli ilişikteki bireysel finansal durum tablosunun ve aynı tarihte sona eren altı aylık hesap dönemine ait bireysel kar veya zarar ve diğer kapsamlı gelir tablosunun, bireysel özkaynaklar değişim tablosunun, bireysel nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının ("ara dönem bireysel finansal tablolar") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem bireysel 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 bireysel 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 bireysel 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 bireysel finansal tabloların sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem bireysel 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 bireysel finansal tabloların, Şirket'in 30 Haziran 2026 tarihi itibarıyla bireysel finansal durumunun ve aynı tarihte sona eren altı aylık hesap dönemine ilişkin bireysel finansal performansının ve bireysel nakit akışlarının TMS 34'e uygun olarak, tüm önemli yönleriyle, gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

KPMG Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.

Duygu Avcı, SMMM

Sorumlu Denetçi

15 Ağustos 2026

İstanbul, Türkiye

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	28	1.850.194.999	4.957.720.324
Financial Investments	28	42.053.244	47.322.127
Trade Receivables	5	206.730.101	284.952.996
Trade Receivables Due From Unrelated Parties		206.730.101	284.952.996
Inventories	6	12.810.203.893	7.964.080.551
Prepayments	7	51.841.249	100.735.115
Prepayments to Unrelated Parties		51.841.249	100.735.115
Current Tax Assets		142.551.134	139.388.920
Other current assets	14	1.154.684.707	814.905.642
Other Current Assets Due From Unrelated Parties		1.154.684.707	814.905.642
SUB-TOTAL		**16.258.259.327**	**14.309.105.675**
Total current assets		**16.258.259.327**	**14.309.105.675**
NON-CURRENT ASSETS			
Financial Investments	30	3.474.765.734	3.474.765.734
Trade Receivables	5	0	112.243.477
Trade Receivables Due From Unrelated Parties		0	112.243.477
Investment property	9	78.309.314.610	71.289.367.493
Property, plant and equipment	10	33.033.346	37.189.595
Intangible assets and goodwill	11	5.808.852	6.202.028
Other intangible assets		5.808.852	6.202.028
Prepayments	7	4.587.854.474	4.230.222.762
Prepayments to Related Parties	4	10.942.605	8.835.590
Prepayments to Unrelated Parties		4.576.911.869	4.221.387.172
Total non-current assets		**86.410.777.016**	**79.149.991.089**
Total assets		**102.669.036.343**	**93.459.096.764**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	23	1.578.228.893	318.061.375
Current Borrowings From Related Parties	4	1.572.585.658	314.469.075
Current Borrowings From Unrelated Parties		5.643.235	3.592.300
Current Portion of Non-current Borrowings	23	5.910.870.687	4.160.440.753
Current Portion of Non-current Borrowings from Related Parties	4	5.910.870.687	4.160.440.753
Trade Payables	5	201.641.318	557.921.432
Trade Payables to Related Parties	4	182.290	2.056.807
Trade Payables to Unrelated Parties		201.459.028	555.864.625
Contract Liabilities	8	4.831.907.140	3.545.022.507
Contract Liabilities from Ongoing Construction Contracts	4	0	0
Contract Liabilities from Sale of Goods and Service Contracts		4.831.907.140	3.545.022.507
Current tax liabilities, current	21	0	574.240.872
Current provisions		28.908.236	20.131.934
Current provisions for employee benefits	13	28.908.236	20.131.934
Other Current Liabilities	14	84.312.166	228.678.806
Other Current Liabilities to Unrelated Parties		84.312.166	228.678.806
SUB-TOTAL		**12.635.868.440**	**9.404.497.679**
Total current liabilities		**12.635.868.440**	**9.404.497.679**
NON-CURRENT LIABILITIES			
Long Term Borrowings	23	9.507.640.622	5.407.061.076
Long Term Borrowings From Related Parties	4	9.506.671.702	5.403.864.423
Long Term Borrowings From Unrelated Parties		968.920	3.196.653
Trade Payables	5	11.814.028	4.704.586
Trade Payables To Unrelated Parties		11.814.028	4.704.586
Contract Liabilities	8	0	1.398.878.543
Contract Liabilities from Sale of Goods and Service Contracts		0	1.398.878.543
Non-current provisions	13	11.735.137	10.788.844

Non-current provisions for employee benefits		11.735.137	10.788.844
Deferred Tax Liabilities	21	13.426.182.457	11.465.405.239
Total non-current liabilities		**22.957.372.244**	**18.286.838.288**
Total liabilities		**35.593.240.684**	**27.691.335.967**
EQUITY			
Equity attributable to owners of parent		67.075.795.659	65.767.760.797
Issued capital	15	3.840.000.000	3.840.000.000
Inflation Adjustments on Capital	15	21.387.480.847	21.387.480.847
Treasury Shares (-)	15	-87.300.234	-87.300.234
Share Premium (Discount)	15	1.033.948.193	1.033.948.193
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	15	1.765.250	1.765.250
Gains (Losses) on Revaluation and Remeasurement		1.765.250	1.765.250
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.765.250	1.765.250
Restricted Reserves Appropriated From Profits	15	1.066.054.450	1.066.054.450
Prior Years' Profits or Losses		36.366.055.392	22.272.838.897
Current Period Net Profit Or Loss		3.467.791.761	16.252.973.394
Total equity		**67.075.795.659**	**65.767.760.797**
Total Liabilities and Equity		**102.669.036.343**	**93.459.096.764**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	16	2.123.505.625	7.441.593.054	1.057.672.889	827.729.289
Cost of sales	16	-1.629.385.183	-6.529.014.554	-860.474.044	-67.331.096
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		494.120.442	912.578.500	197.198.845	760.398.193
GROSS PROFIT (LOSS)		494.120.442	912.578.500	197.198.845	760.398.193
General Administrative Expenses	18	-221.901.902	-151.351.909	-132.675.040	-82.361.105
Marketing Expenses	18	-42.038.182	-69.781.355	-17.296.687	-12.442.731
Other Income from Operating Activities	19	7.524.509.059	10.167.415.950	3.994.990.902	6.775.784.705
Other Expenses from Operating Activities	19	-131.266.657	-953.400.293	30.978.651	-951.683.040
PROFIT (LOSS) FROM OPERATING ACTIVITIES		7.623.422.760	9.905.460.893	4.073.196.671	6.489.696.022
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		7.623.422.760	9.905.460.893	4.073.196.671	6.489.696.022
Finance costs	20	-2.141.258.423	-1.295.330.494	-1.087.819.095	-565.263.562
Gains (losses) on net monetary position	26	-53.595.358	1.012.483.427	-1.134.320.317	-409.378.747
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.428.568.979	9.622.613.826	1.851.057.259	5.515.053.713
Tax (Expense) Income, Continuing Operations		-1.960.777.218	-3.659.685.059	-77.311.541	-1.737.631.961
Current Period Tax (Expense) Income	21	0	-43.860.385	0	-29.770.056
Deferred Tax (Expense) Income	21	-1.960.777.218	-3.615.824.674	-77.311.541	-1.707.861.905
PROFIT (LOSS) FROM CONTINUING OPERATIONS		3.467.791.761	5.962.928.767	1.773.745.718	3.777.421.752
PROFIT (LOSS)		3.467.791.761	5.962.928.767	1.773.745.718	3.777.421.752
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.467.791.761	5.962.928.767	1.773.745.718	3.777.421.752
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		0	-388.665	161.063	-140.015
Gains (Losses) on Remeasurements of Defined Benefit Plans		0	-388.665	161.063	-140.015
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**-388.665**	**161.063**	**-140.015**
TOTAL COMPREHENSIVE INCOME (LOSS)		**3.467.791.761**	**5.962.540.102**	**1.773.906.781**	**3.777.281.737**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.467.791.761	5.962.540.102	1.773.906.781	3.777.281.737

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		**-5.270.467.662**	**-4.070.085.682**
Profit (Loss)		3.467.791.761	5.962.928.767
Adjustments to Reconcile Profit (Loss)		**-1.737.407.890**	**-1.128.177.136**
Adjustments for depreciation and amortisation expense	10,11	6.671.930	28.178.982
Adjustments for provisions		10.700.095	-7.557.251
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	8.776.302	-10.320.754
Adjustments for (Reversal of) General Provisions	13	1.923.793	3.071.777
Adjustments for (Reversal of) Other Provisions	12	0	-308.274
Adjustments for Interest (Income) Expenses		1.300.044.578	1.172.647.539
Adjustments for Interest Income	19	-841.213.845	-122.682.955
Adjustments for interest expense	20	2.141.258.423	1.295.330.494
Adjustments for fair value losses (gains)		-6.587.867.330	-9.846.938.093
Adjustments for Fair Value Losses (Gains) of Investment Property	19	-6.587.867.330	-9.846.938.093
Adjustments for Tax (Income) Expenses		1.960.777.218	3.659.685.060
Adjustments for losses (gains) on disposal of non-current assets		0	-45.913.816
Adjustments for Losses (Gains) Arised From Sale of Investment Property	9	0	-45.913.816
Adjustments Related to Gain and Losses on Net Monetary Position		1.572.265.619	3.911.720.443
Changes in Working Capital		**-7.687.968.557**	**-8.782.234.366**
Adjustments for decrease (increase) in trade accounts receivable		35.250.765	-10.223.559
Adjustments for decrease (increase) in inventories		-6.047.140.749	-2.763.669.348
Adjustments for increase (decrease) in trade accounts payable		272.143.176	2.217.240.084
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-633.567.512	924.419.614
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.314.654.237	-9.150.001.157
Decrease (Increase) in Other Assets Related with Operations		-1.424.535.135	-9.102.878.867
Increase (Decrease) in Other Payables Related with Operations		109.880.898	-47.122.290
Cash Flows from (used in) Operations		**-5.957.584.686**	**-3.947.482.735**
Interest received		841.213.845	0
Payments Related with Provisions for Employee Benefits	13	0	-1.991.070
Payments Related with Other Provisions		-11.545.687	-8.551.165
Income taxes refund (paid)	21	-142.551.134	-112.060.712
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-319.893.429**	**5.540.021.692**
Proceeds from sales of property, plant, equipment and intangible assets		1.906.705	67.093
Proceeds from sales of property, plant and equipment		1.906.705	67.093
Purchase of Property, Plant, Equipment and Intangible Assets		-720.347	-37.029.280
Purchase of property, plant and equipment	10	-720.347	-36.851.247
Purchase of intangible assets	11	0	-178.033
Cash Inflows from Sale of Investment Property		111.000.000	6.293.902.799
Cash Outflows from Acquition of Investment Property	9	-432.079.787	-716.918.920
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**3.221.423.249**	**-1.109.911.672**
Payments to Acquire Entity's Shares or Other Equity Instruments		0	-1.662.603
Payments to Acquire Entity's Shares		0	-1.662.603
Proceeds from borrowings	23	6.340.074.215	-1.572.630.799
Dividends Paid		-2.159.756.899	-21.137.448
Interest paid	23	-958.894.067	-356.178.655
Interest Received		0	122.682.955
Other inflows (outflows) of cash		0	719.014.878
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.368.937.842	360.024.338
Net increase (decrease) in cash and cash equivalents		-2.368.937.842	360.024.338
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	28	**4.957.720.324**	**102.445.403**

INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-747.645.427	-14.640.524
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	28	**1.841.137.055**	**447.829.217**

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	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	15	**3.680.000.000**	**21.351.894.181**	**-83.162.729**	**1.034.910.572**	**2.719.642**			**1.050.065.827**	**19.424.962.758**	**3.081.621.617**	**49.543.011.868**		**49.543.011.868**
	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										3.081.621.617	-3.081.621.617	0		0
	Total Comprehensive Income (Loss)						-388.665					5.962.928.767	5.962.540.102		5.962.540.102
	Profit (loss)														
	Other Comprehensive Income (Loss)														
	Issue of equity	15								15.988.623	-15.988.623		0		0
	Capital Decrease														
	Capital Advance														
	Effect of Merger or Liquidation or Division														
	Effects of Business Combinations Under Common Control														
	Advance Dividend Payments														
	Dividends Paid	15									-21.137.448		-21.137.448		-21.137.448
	Decrease through Other Distributions to Owners														
	Increase (Decrease) through Treasury Share Transactions	15		-200.224	-500.000	-962.379							-1.662.603		-1.662.603
	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	15	**3.680.000.000**	**21.351.693.957**	**-83.662.729**	**1.033.948.193**	**2.330.977**			**1.066.054.450**	**22.469.458.304**	**5.962.928.767**	**55.482.751.919**		**55.482.751.919**
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period	15	**3.840.000.000**	**21.387.480.847**	**-87.300.234**	**1.033.948.193**	**1.765.250**			**1.066.054.450**	**22.272.838.897**	**16.252.973.394**	**65.767.760.797**		**65.767.760.797**
	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										16.252.973.394	-16.252.973.394	0		0
	Total Comprehensive Income (Loss)											3.467.791.761	3.467.791.761		3.467.791.761
	Profit (loss)														
	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														

Current Period 01.01.2026 - 30.06.2026		15									-2.159.756.899		-2.159.756.899		-2.159.756.899
	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	15	**3.840.000.000**	**21.387.480.847**	**-87.300.234**	**1.033.948.193**	**1.765.250**			**1.066.054.450**	**36.366.055.392**	**3.467.791.761**	**67.075.795.659**		**67.075.795.659**