KAMUYU AYDINLATMA PLATFORMU

HALK GAYRİMENKUL YATIRIM ORTAKLIĞI 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 Konsolide Finansal Tablolara İlişkin Sınırlı Denetim Raporu

Halk Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na

Giriş

Halk Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") ile bağlı ortaklığının (hep birlikte "Grup" olarak anılacaktır) 30 Haziran 2026 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık hesap dönemine ait konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynaklar değişim tablosunun, konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının ("ara dönem konsolide finansal tablolar") 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 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 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.

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	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	28	1.921.770.742	5.028.183.012
Financial Investments	28	42.053.244	47.322.127
Trade Receivables	5	284.013.464	284.952.996
Trade Receivables Due From Unrelated Parties		284.013.464	284.952.996
Inventories	6	15.988.089.563	12.795.092.947
Prepayments	7	53.709.229	100.752.641
Prepayments to Unrelated Parties		53.709.229	100.752.641
Current Tax Assets		187.701.321	190.110.606
Other current assets	14	1.156.080.225	1.034.948.019
Other Current Assets Due From Unrelated Parties		1.156.080.225	1.034.948.019
SUB-TOTAL		**19.633.417.788**	**19.481.362.348**
Total current assets		**19.633.417.788**	**19.481.362.348**
NON-CURRENT ASSETS			
Trade Receivables		17.294.473	112.243.477
Trade Receivables Due From Unrelated Parties		17.294.473	112.243.477
Investment property	9	78.584.314.610	71.542.548.231
Property, plant and equipment	10	33.524.555	37.828.408
Intangible assets and goodwill	11	5.808.851	6.202.028
Other intangible assets		5.808.851	6.202.028
Prepayments	7	4.859.361.794	4.232.714.199
Prepayments to Related Parties	4	10.942.605	8.835.590
Prepayments to Unrelated Parties		4.848.419.189	4.223.878.609
Total non-current assets		**83.500.304.283**	**75.931.536.343**
Total assets		**103.133.722.071**	**95.412.898.691**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	23	3.192.700.562	2.964.164.656
Current Borrowings From Related Parties	4	2.787.585.660	1.786.450.111
Current Borrowings From Unrelated Parties		405.114.902	1.177.714.545
Current Portion of Non-current Borrowings	23	5.910.870.685	4.160.440.751
Current Portion of Non-current Borrowings from Related Parties	4	5.910.870.685	4.160.440.751
Trade Payables	5	214.309.556	562.927.699
Trade Payables to Related Parties	4	182.290	2.056.807
Trade Payables to Unrelated Parties		214.127.266	560.870.892
Contract Liabilities	8	5.503.048.503	5.114.430.184
Contract Liabilities from Sale of Goods and Service Contracts		5.503.048.503	5.114.430.184
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	187.567.569	232.200.729
Other Current Liabilities to Unrelated Parties		187.567.569	232.200.729
SUB-TOTAL		**15.037.405.111**	**13.628.536.825**
Total current liabilities		**15.037.405.111**	**13.628.536.825**
NON-CURRENT LIABILITIES			
Long Term Borrowings	23	9.507.640.622	5.407.061.078
Long Term Borrowings From Related Parties	4	9.506.671.700	5.403.864.425
Long Term Borrowings From Unrelated Parties		968.922	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
Deferred Income Other Than Contract Liabilities		0	0
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	13.294.799.009	11.033.502.635

Total non-current liabilities		**22.825.988.796**	**17.854.935.686**
Total liabilities		**37.863.393.907**	**31.483.472.511**
EQUITY			
Equity attributable to owners of parent		65.270.328.164	63.929.426.180
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	1.085.058.981	1.085.058.981
Prior Years' Profits or Losses		34.508.716.244	21.031.782.486
Current Period Net Profit Or Loss		3.500.658.883	15.636.690.657
Total equity		**65.270.328.164**	**63.929.426.180**
Total Liabilities and Equity		**103.133.722.071**	**95.412.898.691**

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	16	4.843.980.628	7.635.937.583	3.174.037.013	827.871.980
Cost of sales	16	-3.658.789.872	-6.529.148.596	-2.263.177.547	-67.461.264
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.185.190.756	1.106.788.987	910.859.466	760.410.716
GROSS PROFIT (LOSS)		1.185.190.756	1.106.788.987	910.859.466	760.410.716
General Administrative Expenses	18	-222.765.253	-153.339.737	-133.223.445	-83.941.941
Marketing Expenses	18	-56.942.238	-101.404.742	-28.210.587	-22.750.993
Other Income from Operating Activities	19	7.563.477.411	10.184.036.226	4.013.579.446	6.789.990.272
Other Expenses from Operating Activities	19	-132.554.232	-958.332.861	29.690.931	-956.473.430
PROFIT (LOSS) FROM OPERATING ACTIVITIES		8.336.406.444	10.077.747.873	4.792.695.811	6.487.234.624
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		8.336.406.444	10.077.747.873	4.792.695.811	6.487.234.624
Finance costs	20	-2.910.508.692	-2.555.886.167	-1.466.421.359	-1.230.340.151
Gains (losses) on net monetary position	26	336.057.505	808.114.192	-607.795.975	-871.544.214
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.761.955.257	8.329.975.898	2.718.478.477	4.385.350.259
Tax (Expense) Income, Continuing Operations		-2.261.296.374	-2.879.269.963	-386.432.297	-1.014.347.434
Current Period Tax (Expense) Income	21	0	-102.356.325	0	-39.370.842
Deferred Tax (Expense) Income	21	-2.261.296.374	-2.776.913.638	-386.432.297	-974.976.592
PROFIT (LOSS) FROM CONTINUING OPERATIONS		3.500.658.883	5.450.705.935	2.332.046.180	3.371.002.825
PROFIT (LOSS)		3.500.658.883	5.450.705.935	2.332.046.180	3.371.002.825
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.500.658.883	5.450.705.935	2.332.046.180	3.371.002.825
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)		**3.500.658.883**	**5.450.317.270**	**2.332.207.243**	**3.370.862.810**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.500.658.883	5.450.317.270	2.332.207.243	3.370.862.810

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		**-4.724.580.585**	**-3.281.292.295**
Profit (Loss)		3.500.658.883	5.450.705.935
Adjustments to Reconcile Profit (Loss)		**-2.815.184.072**	**3.063.540.061**
Adjustments for depreciation and amortisation expense	10,11	6.819.535	28.326.586
Adjustments for provisions		10.700.095	-7.564.961
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	-315.984
Adjustments for Interest (Income) Expenses		2.056.511.478	2.428.863.567
Adjustments for Interest Income	19	-853.997.214	-127.022.600
Adjustments for interest expense	20	2.910.508.692	2.555.886.167
Adjustments for fair value losses (gains)		-6.609.686.592	-9.853.750.004
Adjustments for Fair Value Losses (Gains) of Investment Property	9	-6.609.686.592	-9.853.750.004
Adjustments for Tax (Income) Expenses		2.261.296.374	2.879.269.963
Adjustments for losses (gains) on disposal of non-current assets		111.000.000	-45.913.816
Adjustments for Losses (Gains) Arised From Sale of Investment Property	9	111.000.000	-45.913.816
Adjustments Related to Gain and Losses on Net Monetary Position		-651.824.962	7.634.308.726
Changes in Working Capital		**-6.064.805.602**	**-11.673.695.362**
Adjustments for decrease (increase) in trade accounts receivable		-42.032.598	11.750.183
Adjustments for decrease (increase) in inventories		-5.122.551.352	-3.624.705.757
Adjustments for increase (decrease) in trade accounts payable		263.726.239	2.215.587.312
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		28.025.413	1.494.524.666
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.191.973.304	-11.770.851.766
Decrease (Increase) in Other Assets Related with Operations		-1.201.589.601	-1.728.896.624
Increase (Decrease) in Other Payables Related with Operations		9.616.297	-10.041.955.142
Cash Flows from (used in) Operations		**-5.379.330.791**	**-3.159.449.366**
Interest received		853.997.214	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	-187.701.321	-111.300.694
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	9	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		**2.687.200.861**	**-1.937.037.469**
Payments to Acquire Entity's Shares or Other Equity Instruments		0	-1.662.600
Proceeds from borrowings	23	5.046.019.677	-1.171.126.146
Dividends Paid		-2.159.756.899	-21.137.448
Interest paid	23	-199.061.917	-1.616.734.328
Interest Received		0	127.022.600
Other inflows (outflows) of cash	23	0	746.600.453
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.357.273.153	321.691.928
Net increase (decrease) in cash and cash equivalents		-2.357.273.153	321.691.928
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	28	**5.028.183.012**	**156.301.661**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-758.271.502	-22.337.150

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	28	**1.912.638.357**	**455.656.439**

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	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**			**1.069.070.361**	**19.382.241.553**	**1.883.286.408**	**48.320.959.988**		**48.320.959.988**
	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										1.883.286.408	-1.883.286.408	0		0
	Total Comprehensive Income (Loss)						-388.665					5.450.705.935	5.450.317.270		5.450.317.270
	Profit (loss)														
	Other Comprehensive Income (Loss)														
	Issue of equity	15								15.988.620	-15.988.620		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			-200.221	-500.000	-962.379							-1.662.600		-1.662.600
	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**	**21.351.693.960**	**-83.662.729**	**1.033.948.193**	**2.330.977**			**1.085.058.981**	**21.228.401.893**	**5.450.705.935**	**53.748.477.210**		**53.748.477.210**
	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**			**1.085.058.981**	**21.031.782.486**	**15.636.690.657**	**63.929.426.180**		**63.929.426.180**
	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										15.636.690.657	-15.636.690.657	0		0
	Total Comprehensive Income (Loss)											3.500.658.883	3.500.658.883		3.500.658.883
	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**			**1.085.058.981**	**34.508.716.244**	**3.500.658.883**	**65.270.328.164**		**65.270.328.164**