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KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	VİZYON GRUP BAĞIMSIZ DENETİM.A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Eyg Gayrimenkul Yatırım Ortaklığı A. Ş.

Yönetim Kurulu'na

Giriş

Eyg Gayrimenkul Yatırım Ortaklığı A. Ş.ve bağlı ortaklıklarının (hep birlikte "Grup" olarak anılacaktır.) 30 Haziran 2026 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait konsolide kâr veya zarar ve konsolide 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. Grup 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 kuruluşunun, 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 bilgilerin, Grup'un 30 Haziran 2026 tarihi itibariyle finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının TMS 34 Ara Dönem Finansal Raporlama Standardı 'na uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

17 Ağustos 2026, İstanbul

VİZYON GRUP BAĞIMSIZ DENETİM A.Ş.

A Member of MGI Worldwide

İsmail ARDA

Sorumlu Denetçi, SMMM

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	5	16.590.382	43.504.024
Financial Investments	6	96.011.066	83.464
Trade Receivables		65.379.207	61.721.343
Trade Receivables Due From Related Parties	4	0	0
Trade Receivables Due From Unrelated Parties	8	65.379.207	61.721.343
Other Receivables		1.878.054	1.776.627
Other Receivables Due From Unrelated Parties	9	1.878.054	1.776.627
Inventories	10	698.442.643	824.920.058
Prepayments		57.055.842	47.450.359
Prepayments to Unrelated Parties	11	57.055.842	47.450.359
Current Tax Assets	25	181.220	624.475
Other current assets		12.589.740	12.345.041
Other Current Assets Due From Unrelated Parties	17	12.589.740	12.345.041
SUB-TOTAL		**948.128.154**	**992.425.391**
Total current assets		**948.128.154**	**992.425.391**
NON-CURRENT ASSETS			
Trade Receivables		86.158.238	62.001.337
Trade Receivables Due From Unrelated Parties	8	86.158.238	62.001.337
Other Receivables		55.813	26.959
Other Receivables Due From Unrelated Parties	9	55.813	26.959
Inventories	10	32.296.729	15.712.590
Investment property	12	2.540.296.303	2.533.484.159
Property, plant and equipment	13	56.256.515	57.499.896
Intangible assets and goodwill	14	365.662	504.439
Prepayments		9.438	0
Prepayments to Unrelated Parties	11	9.438	0
Total non-current assets		**2.715.438.698**	**2.669.229.380**
Total assets		**3.663.566.852**	**3.661.654.771**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	483.321.193	522.559.911
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		483.321.193	522.559.911
Lease Liabilities	7	2.972.247	1.101.096
Other short-term borrowings	7	480.348.946	521.458.815
Trade Payables		140.627.518	39.380.674
Trade Payables to Related Parties	4	15.680.035	23.733.331
Trade Payables to Unrelated Parties	8	124.947.483	15.647.343
Employee Benefit Obligations	16	5.762.241	5.355.511
Other Payables		123.144.033	71.973.708
Other Payables to Related Parties	4	118.433.458	66.426.006
Other Payables to Unrelated Parties	9	4.710.575	5.547.702
Deferred Income Other Than Contract Liabilities		52.466.213	6.057.834
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	52.466.213	6.057.834
Current provisions		3.245.046	4.180.836
Current provisions for employee benefits	16	3.076.846	3.982.764
Other current provisions	15	168.200	198.072
Other Current Liabilities		0	0
SUB-TOTAL		**808.566.244**	**649.508.474**
Total current liabilities		**808.566.244**	**649.508.474**
NON-CURRENT LIABILITIES			
Long Term Borrowings		502.823.094	654.138.807
Long Term Borrowings From Unrelated Parties		502.823.094	654.138.807
Lease Liabilities	7	0	17.514
Other long-term borrowings	7	502.823.094	654.121.293
Deferred Income Other Than Contract Liabilities		0	56.406

Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	0	56.406
Non-current provisions		2.653.840	2.834.660
Non-current provisions for employee benefits	16	2.653.840	2.834.660
Deferred Tax Liabilities	25	305.640.483	204.111.846
Total non-current liabilities		**811.117.417**	**861.141.719**
Total liabilities		**1.619.683.661**	**1.510.650.193**
EQUITY			
Equity attributable to owners of parent		2.043.883.191	2.151.004.578
Issued capital	18	700.000.000	700.000.000
Inflation Adjustments on Capital	18	630.334.316	630.334.316
Share Premium (Discount)	18	439.260.465	439.260.465
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		20.155.727	20.177.603
Gains (Losses) on Revaluation and Remeasurement		20.155.727	20.177.603
Increases (Decreases) on Revaluation of Property, Plant and Equipment	18	21.696.940	21.696.940
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-1.541.213	-1.519.337
Restricted Reserves Appropriated From Profits	18	19.797.270	19.797.270
Prior Years' Profits or Losses	18	341.434.924	1.114.330.313
Current Period Net Profit Or Loss		-107.099.511	-772.895.389
Total equity		**2.043.883.191**	**2.151.004.578**
Total Liabilities and Equity		**3.663.566.852**	**3.661.654.771**

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	580.826.252	284.400.777	534.282.640	159.944.579
Cost of sales	19	-504.224.402	-298.337.683	-456.879.032	-160.672.923
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		76.601.850	-13.936.906	77.403.608	-728.344
GROSS PROFIT (LOSS)		76.601.850	-13.936.906	77.403.608	-728.344
General Administrative Expenses	20	-52.438.532	-52.814.518	-25.024.077	-24.624.661
Marketing Expenses	20	-45.775.893	-19.868.418	-37.109.579	-9.557.691
Other Income from Operating Activities	21	6.092.777	1.776.717	5.478.385	64.007
Other Expenses from Operating Activities	21	-6.226.902	-9.544.753	-4.115.839	-6.719.547
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-21.746.700	-94.387.878	16.632.498	-41.566.236
Investment Activity Income	22	2.947.775	1.470.511	2.941.031	467.807
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-18.798.925	-92.917.367	19.573.529	-41.098.429
Finance income	23	16.686.497	898.291	4.268.762	505.044
Finance costs	23	-165.536.664	-238.285.848	-82.790.881	-127.220.371
Gains (losses) on net monetary position	24	162.087.596	178.448.785	60.122.403	75.768.508
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-5.561.496	-151.856.139	1.173.813	-92.045.248
Tax (Expense) Income, Continuing Operations		-101.538.015	-41.046.878	-29.795.667	55.846.769
Deferred Tax (Expense) Income	25	-101.538.015	-41.046.878	-29.795.667	55.846.769
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-107.099.511	-192.903.017	-28.621.854	-36.198.479
PROFIT (LOSS)		-107.099.511	-192.903.017	-28.621.854	-36.198.479
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-107.099.511	-192.903.017	-28.621.854	-36.198.479
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		-21.876	-53.142	-213.980	411.137
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-31.251	-75.917	-305.686	587.340
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		9.375	22.775	91.706	-176.203
Taxes Relating to Remeasurements of Defined Benefit Plans	25	9.375	22.775	91.706	-176.203
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**-21.876**	**-53.142**	**-213.980**	**411.137**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-107.121.387**	**-192.956.159**	**-28.835.834**	**-35.787.342**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-107.121.387	-192.956.159	-28.835.834	-35.787.342

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		**3.287.683**	**53.758.230**
Profit (Loss)		-107.099.511	-192.903.017
Profit (Loss) from Continuing Operations		-107.099.511	-192.903.017
Adjustments to Reconcile Profit (Loss)		**-117.416.679**	**-147.606.924**
Adjustments for depreciation and amortisation expense	13 14	4.468.993	5.137.614
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-46.927.470	-78.690.941
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables		-429.720	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	10	-46.497.750	-78.690.941
Adjustments for provisions		-83.549	1.638.805
Adjustments for (Reversal of) Provisions Related with Employee Benefits	16	-83.549	1.711.241
Adjustments for (Reversal of) Other Provisions		0	-72.436
Adjustments for Interest (Income) Expenses		-4.869.159	-967.076
Adjustments for interest expense	21	70.937	392.843
Deferred Financial Expense from Credit Purchases	21	-4.948.174	-80.317
Unearned Financial Income from Credit Sales	21	8.078	-1.279.602
Adjustments for Tax (Income) Expenses	25	101.528.637	41.024.099
Adjustments Related to Gain and Losses on Net Monetary Position	24	-171.534.131	-115.749.425
Changes in Working Capital		**227.360.618**	**394.351.744**
Decrease (Increase) in Financial Investments	6	-100.897.254	13.213.123
Adjustments for decrease (increase) in trade accounts receivable		-48.452.195	-18.968.244
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	8	-48.452.195	-18.968.244
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-423.055	-1.341.713
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	9	-423.055	-1.341.713
Adjustments for decrease (increase) in inventories	10	156.391.026	361.197.089
Decrease (Increase) in Prepaid Expenses	11	-9.614.921	982.506
Adjustments for increase (decrease) in trade accounts payable		117.671.888	37.860.438
Increase (Decrease) in Trade Accounts Payables to Related Parties	4	242.791	35.635.725
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	8	117.429.097	2.224.713
Increase (Decrease) in Employee Benefit Liabilities	16	406.730	489.890
Adjustments for increase (decrease) in other operating payables		65.228.956	15.117.878
Increase (Decrease) in Other Operating Payables to Related Parties	4	65.229.492	14.126.320
Increase (Decrease) in Other Operating Payables to Unrelated Parties	9	-536	991.558
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	11	46.351.973	-27.267.596
Other Adjustments for Other Increase (Decrease) in Working Capital		697.470	13.068.373
Decrease (Increase) in Other Assets Related with Operations	17	697.470	13.068.373
Cash Flows from (used in) Operations		**2.844.428**	**53.841.803**
Income taxes refund (paid)	25	443.255	-83.573
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-6.934.474**	**-105.471.995**
Purchase of Property, Plant, Equipment and Intangible Assets	13 14	-122.329	-608.581
Cash Outflows from Acquition of Investment Property		-6.812.145	-104.863.414
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-17.757.865**	**64.248.070**
Proceeds from borrowings	7	0	66.707.178
Repayments of borrowings	7	-16.744.760	0
Payments of Lease Liabilities		-1.013.105	-2.459.108
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-21.404.656	12.534.305
Effect of exchange rate changes on cash and cash equivalents		-5.508.986	-664.637

Net increase (decrease) in cash and cash equivalents		-26.913.642	11.869.668
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**43.504.024**	**4.083.782**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**16.590.382**	**15.953.450**

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	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			
							Increases (Decreases) on Revaluation of Property, Plant and Equipment	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	18	**200.000.000**	**617.052.505**	**522.495.353**		**20.681.030**	**-1.374.536**			**17.676.416**	**1.384.706.960**	**185.552.130**	**2.946.789.858**	**0**	**2.946.789.858**
	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										2.120.854	183.431.276	-185.552.130	0	0	0
	Total Comprehensive Income (Loss)							-53.142					-192.903.017	-192.956.159	0	-192.956.159
	Profit (loss)															
	Other Comprehensive Income (Loss)															
	Issue of equity		500.000.000	13.281.811	-83.234.888							-430.046.923		0	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															
	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	18	**700.000.000**	**630.334.316**		**439.260.465**	**20.681.030**	**-1.427.678**			**19.797.270**	**1.138.091.313**	**-192.903.017**	**2.753.833.699**	**0**	**2.753.833.699**
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period	18	**700.000.000**	**630.334.316**		**439.260.465**	**21.696.940**	**-1.519.337**			**19.797.270**	**1.114.330.313**	**-772.895.389**	**2.151.004.578**	**0**	**2.151.004.578**
	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											-772.895.389	772.895.389	0	0	0
	Total Comprehensive Income (Loss)							-21.876					-107.099.511	-107.121.387	0	-107.121.387
	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																	
	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	18	**700.000.000**	**630.334.316**		**439.260.465**	**21.696.940**	**-1.541.213**			**19.797.270**	**341.434.924**	**-107.099.511**	**2.043.883.191**	**0**	**2.043.883.191**