



KAMUYU AYDINLATMA PLATFORMU

TİMUR GAYRİMENKUL GELİŞTİRME YAPI VE YATIRIM A.Ş. Financial Report Consolidated 2026 - 2. 3 Monthly Notification

General Information About Financial Statements



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

Independent Audit Comment

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

Ara Dönem Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi

Yönetim Kurulu'na

Giriş

Timur Gayrimenkul Geliştirme Yapı ve Yatırım Anonim Şirketi'nin ("Şirket") ve bağlı ortaklıklarının (hep birlikte "Grup" olarak anılacaktır) 30 Haziran 2026 tarihli ilişikteki özet konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık dönemine ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynak değişim tablosunun ve nakit akış tablosu ile diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" standardı "TMS 34")'na uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem konsolide 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.

Dikkat Çekilen Hususlar

Dipnot 2'de belirtildiđi üzere, Grup'un tek pay sahibi olan Erden Timur hakkında yürütölen bir soruşturma kapsamında, İstanbul 1. Sulh Ceza Hakimliğinin 06 Mart 2026 tarihli ve 2026/2785 numaralı kararıyla Tasarruf Mevduatı Sigorta Fonu ("TMSF"), Grup'a kayyım olarak atanmış ve Grup yönetimi 25 Mart 2026 tarihinden itibaren TMSF tarafından atanan yönetim kuruluna devredilmiştir. Bu husus tarafımızca verilen sonucu etkilememektedir.

Diğler Hususlar

Şirket'in 31 Aralık 2025 tarihi itibarıyla hazırlanan finansal tabloları başka bir bağımsız denetim şirketi tarafından denetlenmiş ve 20 Mayıs 2026 tarihli bağımsız denetçi raporunda olumlu görüş verilmiştir.

Şirket'in 30 Haziran 2025 tarihi itibarıyla hazırlanan finansal tabloları başka bir bağımsız denetim şirketi tarafından incelenmiş ve 19 Ağustos 2025 tarihli sınırlı bağımsız denetim raporunda olumlu sonuç beyan edilmiştir.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem konsolide finansal bilgilerin, Şirket'in tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Yeditepe Bağımsız Denetim ve Yeminli Mali Müşavirlik A.Ş.

(Associate member of PRAXITY AISBL)

Fahri Arkan, YMM

Sorumlu Denetçi

İstanbul, 19 Ağustos 2026

Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 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	270.663	940.282
Financial Investments	4	1.474.452	1.804.098
Trade Receivables		5.806.425	4.002.602
Trade Receivables Due From Related Parties	6	0	1.937
Trade Receivables Due From Unrelated Parties	7	5.806.425	4.000.665
Other Receivables		19.327	16.979
Other Receivables Due From Related Parties	6	4.957	0
Other Receivables Due From Unrelated Parties	9	14.370	16.979
Inventories	11	50.928.366	52.014.721
Prepayments		2.613.087	2.567.589
Prepayments to Related Parties	12	2.613.087	2.567.589
Current Tax Assets	24	1.401	23.467
Other current assets	18	388.459	396.241
SUB-TOTAL		61.502.180	61.765.979
Total current assets		61.502.180	61.765.979
NON-CURRENT ASSETS			
Financial Investments	4	35.935	36.530
Investments accounted for using equity method	27	115.376	115.607
Investment property	10	7.915.909	7.984.231
Property, plant and equipment	13	93.766	100.265
Intangible assets and goodwill	14	38.371	47.837
Prepayments		1.321.188	1.000.767
Prepayments to Related Parties	12	1.321.188	1.000.767
Deferred Tax Asset	24	1.335.018	985.845
Other Non-current Assets	18	155.395	241.631
Total non-current assets		11.010.958	10.512.713
Total assets		72.513.138	72.278.692
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		1.623.341	4.976.304
Current Borrowings From Unrelated Parties	5	1.623.341	4.976.304
Other short-term borrowings		1.623.341	4.976.304
Current Portion of Non-current Borrowings		614.172	531.878
Current Portion of Non-current Borrowings from Unrelated Parties	5	614.172	531.878
Trade Payables		5.382.169	5.665.299
Trade Payables to Related Parties	6	2.521	6.248
Trade Payables to Unrelated Parties	7	5.379.648	5.659.051
Employee Benefit Obligations	8	40.499	21.177
Other Payables		630.154	269.132
Other Payables to Related Parties	6	532.033	116.054
Other Payables to Unrelated Parties	9	98.121	153.078
Contract Liabilities	12	15.181.858	16.368.330
Current tax liabilities, current	24	19.371	1.109
Current provisions		25.205	24.763
Current provisions for employee benefits	17	25.205	24.763
Other Current Liabilities	18	34.757	30.136
SUB-TOTAL		23.551.526	27.888.128
Total current liabilities		23.551.526	27.888.128
NON-CURRENT LIABILITIES			
Long Term Borrowings		449.784	70.744
Long Term Borrowings From Unrelated Parties	5	449.784	70.744
Bank Loans		449.784	70.744
Trade Payables		16.262	19.151
Trade Payables To Related Parties	7	16.262	19.151
Other Payables		585.030	585.290
Other Payables to Related Parties	6	545.520	541.893
Other Payables to Unrelated parties	9	39.510	43.397

Contract Liabilities	12	8.425.688	6.584.669
Non-current provisions		9.739	9.443
Non-current provisions for employee benefits	17	9.739	9.443
Deferred Tax Liabilities	24	9.947.501	8.955.272
Other non-current liabilities		154.612	0
Total non-current liabilities		19.588.616	16.224.569
Total liabilities		43.140.142	44.112.697
EQUITY			
Equity attributable to owners of parent		20.959.644	19.786.949
Issued capital	19	1.059.500	1.059.500
Inflation Adjustments on Capital	19	6.940.808	6.940.808
Additional Capital Contribution of Shareholders	19	7.247.028	7.247.028
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-21.613	-18.519
Gains (Losses) on Revaluation and Remeasurement		-21.613	-18.519
Gains (Losses) on Remeasurements of Defined Benefit Plans		-21.613	-18.519
Restricted Reserves Appropriated From Profits	19	9.976	9.976
Prior Years' Profits or Losses	19	4.548.156	6.334.697
Current Period Net Profit Or Loss		1.175.789	-1.786.541
Non-controlling interests		8.413.352	8.379.046
Total equity		29.372.996	28.165.995
Total Liabilities and Equity		72.513.138	72.278.692

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 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	20	4.502.040	1.353.680		
Cost of sales	20	-1.963.342	-924.616		
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.538.698	429.064		
GROSS PROFIT (LOSS)		2.538.698	429.064		
General Administrative Expenses	21	-451.395	-350.573		
Marketing Expenses	21	-197.544	-265.260		
Other Income from Operating Activities	23	95.426	782.933		
Other Expenses from Operating Activities	23	-809.787	-3.989.154		
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.175.398	-3.392.990		
Share of Profit (Loss) from Investments Accounted for Using Equity Method	27	-232	-11		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.175.166	-3.393.001		
Finance income	22	589.692	204.213		
Finance costs	22	-674.068	-317.783		
Gains (losses) on net monetary position	29	763.392	306.424		
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.854.182	-3.200.147		
Tax (Expense) Income, Continuing Operations		-644.087	696.852		
Current Period Tax (Expense) Income		-20.072	0		
Deferred Tax (Expense) Income	24	-624.015	696.852		
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.210.095	-2.503.295		
PROFIT (LOSS)		1.210.095	-2.503.295		
Profit (loss), attributable to [abstract]					
Non-controlling Interests	19	34.306	-579.440		
Owners of Parent		1.175.789	-1.923.855		
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		-3.094	-2.228		
Gains (Losses) on Remeasurements of Defined Benefit Plans		-4.125	-2.785		
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.031	557		
Deferred Tax (Expense) Income		1.031	557		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-3.094	-2.228		
TOTAL COMPREHENSIVE INCOME (LOSS)		1.207.001	-2.505.523		
Total Comprehensive Income Attributable to					
Non-controlling Interests		34.306	-579.440		
Owners of Parent		1.172.695	-1.926.083		

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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		1.311.153	-2.232.427
Profit (Loss)		1.210.095	-2.503.295
Profit (Loss) from Continuing Operations		1.210.095	-2.503.295
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)		4.854.209	1.517.852
Adjustments for depreciation and amortisation expense	13	16.087	12.476
Adjustments for Impairment Loss (Reversal of Impairment Loss)		63.768	1.036.273
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	23	63.768	1.036.273
Adjustments for provisions		234.838	100.919
Adjustments for (Reversal of) General Provisions	23	234.838	100.919
Adjustments for Interest (Income) Expenses		-36.881	24.710
Adjustments for Interest Income	22	-589.692	-204.213
Adjustments for interest expense	22	552.811	228.923
Adjustments for unrealised foreign exchange losses (gains)	5	121.257	127.096
Adjustments for fair value losses (gains)		-5.012	2.960
Adjustments for Fair Value Losses (Gains) of Financial Assets		-5.012	2.960
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	27	-232	-11
Adjustments For Undistributed Profits Of Joint Ventures		-232	-11
Adjustments for Tax (Income) Expenses	24	644.087	-696.852
Adjustments for losses (gains) on disposal of non-current assets		-55.289	1.410.680
Adjustments for Losses (Gains) Arised From Sale of Investment Property	23	-55.289	1.410.680
Adjustments Related to Gain and Losses on Net Monetary Position		3.871.586	-500.399
Changes in Working Capital		-4.767.289	-1.225.759
Adjustments for decrease (increase) in trade accounts receivable		-2.407.474	1.488.077
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-2.407.474	1.488.077
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-4.908	-1.041.566
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-4.908	-1.041.566
Adjustments for decrease (increase) in inventories		-6.821.989	-2.079.937
Decrease (Increase) in Prepaid Expenses		-894.734	-915.917
Adjustments for increase (decrease) in trade accounts payable		571.279	142.719
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		571.279	142.719
Increase (Decrease) in Employee Benefit Liabilities		22.515	16.312
Adjustments for Increase (Decrease) in Contract Liabilities		4.116.193	1.513.109
Increase (Decrease) In Other Contract Liabilities		4.116.193	1.513.109
Adjustments for increase (decrease) in other operating payables		489.620	-175.844
Increase (Decrease) in Other Operating Payables to Unrelated Parties		489.620	-175.844
Other Adjustments for Other Increase (Decrease) in Working Capital		162.209	-172.712
Increase (Decrease) in Other Payables Related with Operations		162.209	-172.712
Cash Flows from (used in) Operations		1.297.015	-2.211.202
Income taxes refund (paid)		18.527	-6.393
Other inflows (outflows) of cash	17	-4.389	-14.832
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		123.489	-551.947
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	13,1	-122	-134

Purchase of intangible assets		-122	-134
Cash Inflows from Sale of Investment Property	10	123.611	0
Cash Outflows from Acquisition of Investment Property	10	0	-551.813
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-2.097.158	875.932
Proceeds from borrowings	5	221.489	1.865.800
Proceeds from Other Financial Borrowings		221.489	1.865.800
Repayments of borrowings	5	-2.355.528	-965.158
Cash Outflows from Other Financial Liabilities		-2.355.528	-965.158
Interest paid	22	-552.811	-228.923
Interest Received	22	589.692	204.213
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-662.516	-1.908.442
Net increase (decrease) in cash and cash equivalents		-662.516	-1.908.442
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		940.282	3.135.971
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-48.069	-415.730
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		229.697	811.799

Footnote Reference	Equity																														Non-controlling interests [member]								
	Equity attributable to owners of parent [member]																																						
	Issued Capital	Inflation Adjustments on Capital	Balancing Account for Meyer Capital	Additional Capital Contribution of Shareholders	Capital Advance	Treasury Shares	Capital Adjustments due to Cross-Ownership	Share premium or discounts	Effects of Combinations of Entities or Businesses Under Common Control	Put Option Revaluation Fund Related with Non-controlling Interests	Share Based Payments	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																	
												Accumulated Gains (Losses) from Investments in Equity Instruments	Gains/Losses on Revaluation and Remeasurement [member]				Gains (Losses) Due to Change in Fair Value of Financial Liability Attributable to Change in Credit Risk of Liability	Gains (Losses) on Hedging Instruments that Hedge Investments in Equity Instruments	Share Of Other Comprehensive Income Of Associates And Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss	Exchange Differences on Translation	Other Reserves Of Other Gains (Losses)	Exchange Differences on Translation	Reserve Of Gains Or Losses on Hedge			Gains (Losses) on Revaluation and Reclassification				Change in Value of Time Value of Options		Change in Value of Forward Elements of Forward Contracts	Change in Value of Foreign Currency Spreads	Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss	Other Gains (Losses)	Restricted Reserves Appropriated From Profits [member]	Other equity interest [member]	Other reserves [member]	Advance Dividend Payments (Net)
												Increases (Decreases) on Revaluation of Property, Plant and Equipment	Increases (Decreases) on Revaluation of Intangible Assets	Increases (Decreases) on Revaluation of Right of Use Assets	Gains (Losses) on Remeasurements of Defined Benefit Plans	Other Revaluation Increases (Decreases)							Cash Flow Hedges	Gains or Losses on Hedges or Net Investment in Foreign Operations	Other Gains or Losses on Hedge	Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income	Reserve of Other Remeasuring or Reclassification Adjustments						Prior Years' Profits or Losses	Net Profit or Loss				

Previous Period
01.01.2025 - 30.06.2025

[illegible]