Date and time of publication on KAP: 28.08.2026 18:24:18
https://www.kap.org.tr/en/Bildirim/1655922

KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Independet Audit Comment

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

Ara Dönem Özet Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

Avrasya Gayrimenkul Yatırım Ortaklığı A.Ş. Yönetim Kurulu'na

Giriş

Avrasya Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") ve bağlı ortaklığının (birlikte "Grup" olarak anılacaktır) 30 Haziran 2026 tarihli ilişikteki özet konsolide finansal durum tablosunu, aynı tarihte sona eren altı aylık dönemine ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem konsolide 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 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 konsolide 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.

Sonuç

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

BD Bağımsız Denetim ve Yeminli Mali Müşavirlik A.Ş.

Turgut ALBAŞ

Sorumlu Denetçi

İstanbul, 28 Ağustos 2026

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	2.660.511	13.528.449
Financial Investments	6	123.668.269	122.048.018
Trade Receivables		12.024.519	93.411.145
Trade Receivables Due From Related Parties	7-18	12.024.519	90.896.886
Trade Receivables Due From Unrelated Parties	7	0	2.514.259
Other Receivables		481.452.766	55.307.088
Other Receivables Due From Related Parties	18	481.311.396	55.015.419
Other Receivables Due From Unrelated Parties		141.370	291.669
Inventories		31.172.048	31.288.452
Prepayments		2.954.857	5.640.290
Prepayments to Unrelated Parties		2.954.857	5.640.290
Current Tax Assets	16	384.110	452.329
SUB-TOTAL		**654.317.080**	**321.675.771**
Total current assets		**654.317.080**	**321.675.771**
NON-CURRENT ASSETS			
Other Receivables		157.869	185.906
Other Receivables Due From Unrelated Parties		157.869	185.906
Investment property	8	2.211.707.670	2.588.539.368
Property, plant and equipment	9	78.906.732	81.161.434
Total non-current assets		**2.290.772.271**	**2.669.886.708**
Total assets		**2.945.089.351**	**2.991.562.479**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		1.290.982	491.452
Trade Payables to Related Parties	7-18	348.902	172.305
Trade Payables to Unrelated Parties	7	942.080	319.147
Employee Benefit Obligations		1.164.947	738.458
Other Payables		159.131.469	74.093.953
Other Payables to Related Parties		159.079.391	73.260.684
Other Payables to Unrelated Parties		52.078	833.269
Deferred Income Other Than Contract Liabilities		0	7.065.594
Deferred Income Other Than Contract Liabilities From Related Parties	7-18	0	7.065.594
Current tax liabilities, current	16	20.308.235	159.251
Current provisions	10	3.840.212	19.441.179
Current provisions for employee benefits		1.341.470	328.888
Other current provisions		2.498.742	19.112.291
Other Current Liabilities		1.273.417	775.867
SUB-TOTAL		**187.009.262**	**102.765.754**
Total current liabilities		**187.009.262**	**102.765.754**
NON-CURRENT LIABILITIES			
Other Payables		238.425.766	330.027.841
Other Payables to Related Parties		238.416.950	330.018.809
Other Payables to Unrelated parties		8.816	9.032
Non-current provisions		1.492.601	2.234.202
Non-current provisions for employee benefits		1.492.601	2.234.202
Deferred Tax Liabilities		229.117.335	111.425.373
Total non-current liabilities		**469.035.702**	**443.687.416**
Total liabilities		**656.044.964**	**546.453.170**
EQUITY			
Equity attributable to owners of parent		2.289.044.387	2.445.109.309
Issued capital	11	111.600.000	111.600.000
Inflation Adjustments on Capital	11	1.870.310.833	1.870.310.833
Treasury Shares (-)		-32.828.985	-5.520.460
Effects of Business Combinations Under Common Control		-56.301.694	-56.301.694
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-1.987.588	-1.802.564

Gains (Losses) on Revaluation and Remeasurement		-1.987.588	-1.802.564
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.987.588	-1.802.564
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	244.714.778
Exchange Differences on Translation		0	244.714.778
Restricted Reserves Appropriated From Profits	11	66.290.486	33.461.501
Prior Years' Profits or Losses		131.694.317	286.227.482
Current Period Net Profit Or Loss		200.267.018	-37.580.567
Total equity		**2.289.044.387**	**2.445.109.309**
Total Liabilities and Equity		**2.945.089.351**	**2.991.562.479**

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	12	47.271.915	43.697.768	20.323.088	24.737.074
Cost of sales	12	-2.904.321	-1.041.737	-1.276.115	-936.078
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		44.367.594	42.656.031	19.046.973	23.800.996
GROSS PROFIT (LOSS)		44.367.594	42.656.031	19.046.973	23.800.996
General Administrative Expenses		-23.713.167	-23.589.565	-12.282.354	-12.498.427
Other Income from Operating Activities	13	554.366.333	122.778.935	439.241.965	33.001.032
Other Expenses from Operating Activities	13	-149.777.770	-76.079.820	-100.045.061	-902.662
PROFIT (LOSS) FROM OPERATING ACTIVITIES		425.242.990	65.765.581	345.961.523	43.400.939
Investment Activity Income	14	2.229.602	0	2.229.602	-201.098
Investment Activity Expenses	14	0	-614.357	0	-614.357
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		427.472.592	65.151.224	348.191.125	42.585.484
Gains (losses) on net monetary position	15	-71.620.555	-12.796.068	46.427.432	1.680.101
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		355.852.037	52.355.156	394.618.557	44.265.585
Tax (Expense) Income, Continuing Operations		-155.585.019	-249.321.883	-98.188.421	-52.492.987
Current Period Tax (Expense) Income	16	-21.025.515	-730.177	-20.281.012	-685.258
Deferred Tax (Expense) Income	16	-134.559.504	-248.591.706	-77.907.409	-51.807.729
PROFIT (LOSS) FROM CONTINUING OPERATIONS		200.267.018	-196.966.727	296.430.136	-8.227.402
PROFIT (LOSS)		200.267.018	-196.966.727	296.430.136	-8.227.402
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		200.267.018	-196.966.727	296.430.136	-8.227.402
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kayıp/Kazanç	17	0,01800000	-0,01800000	0,02700000	-0,00100000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-185.024	-267.490	-1.391.546	4.024.520
Gains (Losses) on Remeasurements of Defined Benefit Plans		-264.320	-382.129	-1.987.922	2.056
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		79.296	114.639	596.376	4.022.464
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		79.296	114.639	596.376	4.022.464
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	-744.749	-129.408.394	-4.978.425
Change in Value of Foreign Currency Basis Spreads		0	-744.749	-129.408.394	-4.978.425
Gains (Losses) on Change in Value of Foreign Currency Basis Spreads		0	-744.749	-129.408.394	-4.978.425
OTHER COMPREHENSIVE INCOME (LOSS)		**-185.024**	**-1.012.239**	**-130.799.940**	**-953.905**
TOTAL COMPREHENSIVE INCOME (LOSS)		**200.081.994**	**-197.978.966**	**165.630.196**	**-9.181.307**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		200.081.994	-197.978.966	165.630.196	-9.181.307

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		**-46.445.587**	**20.173.274**
Profit (Loss)	28	200.267.018	-196.966.727
Adjustments to Reconcile Profit (Loss)		**119.380.392**	**213.668.704**
Adjustments for depreciation and amortisation expense		2.304.195	2.134.578
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	0
Adjustments for provisions		-12.832.141	-982.162
Adjustments for (Reversal of) Other Provisions		-12.832.141	-982.162
Adjustments for Interest (Income) Expenses		50.560.609	11.371.710
Adjustments for interest expense		50.560.609	11.371.710
Adjustments for unrealised foreign exchange losses (gains)		-31.052.349	0
Adjustments for fair value losses (gains)		-63.433.245	-58.892.331
Other Adjustments for Fair Value Losses (Gains)		-63.433.245	-58.892.331
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses	27	155.585.019	-85.004.877
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position		17.750.754	39.620.994
Other adjustments to reconcile profit (loss)	19	497.550	305.420.792
Changes in Working Capital		**-331.628.897**	**3.450.360**
Adjustments for decrease (increase) in trade accounts receivable		79.195.443	-16.528.253
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6-29	78.872.367	-30.908.016
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	323.076	14.379.763
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-295.101.137	21.404.312
Decrease (Increase) in Other Related Party Receivables Related with Operations	7-29	-295.279.473	14.902.702
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	178.336	6.501.610
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories	9	116.404	-231.660
Decrease (Increase) in Prepaid Expenses	11	2.685.433	2.206.791
Adjustments for increase (decrease) in trade accounts payable		799.530	-787.287
Increase (Decrease) in Trade Accounts Payables to Related Parties	6-29	176.597	81.284
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	622.933	-868.571
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		-112.258.976	-2.151.127
Increase (Decrease) in Other Operating Payables to Related Parties	7-29	-111.477.569	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	-781.407	-2.151.127
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	11	-7.065.594	-462.416
Other Adjustments for Other Increase (Decrease) in Working Capital		0	0
Cash Flows from (used in) Operations		**-11.981.487**	**20.152.337**
Income taxes refund (paid)	27	-34.464.100	20.937
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**64.916.071**	**15.042.156**
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		61.812.994	32.467.004
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets		-49.493	-6.053.138
Purchase of property, plant and equipment		-49.493	-6.053.138

Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
Interest received		3.152.570	-11.371.710
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-27.299.027**	**-42.986.665**
Payments to Acquire Entity's Shares or Other Equity Instruments		-27.299.027	-42.986.665
Payments to Acquire Entity's Shares	20	-27.299.027	-42.986.665
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-8.828.543	-7.771.235
Net increase (decrease) in cash and cash equivalents		-8.828.543	-7.771.235
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**13.528.449**	**67.730.112**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-2.040.287	-6.020.389
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**2.659.619**	**53.938.488**

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]	
							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			Retained Earnings				
			Issued Capital	Inflation Adjustments on Capital	Treasury Shares	Effects of Combinations of Entities or Businesses Under Common Control	Gains/Losses on Revaluation and Remeasurement [member] — Gains (Losses) on Remeasurements of Defined Benefit Plans	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits [member]	Prior Years' Profits or Losses	Net Profit or Loss			
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		111.600.000	1.870.315.803			-1.357.035	257.112.113			33.461.581	122.993.037	100.542.812	2.494.668.311		2.494.668.311
	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			-4.970							-80		-147.142.738	-203.449.482		-203.449.482
	Restated Balances		111.600.000	1.870.310.833		-56.301.694	-1.357.035	257.112.113			33.461.501	122.993.037	-46.599.926	2.291.218.829		2.291.218.829
	Transfers											100.542.812	-100.542.812	0		0
	Total Comprehensive Income (Loss)						-267.490	-744.749					-49.823.989	-50.836.228		-50.836.228
	Profit (loss)												-49.823.989	-49.823.989		-49.823.989
	Other Comprehensive Income (Loss)						-267.490	-744.749						-1.012.239		-1.012.239
	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				-42.986.665									-42.986.665		-42.986.665
	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		111.600.000	1.870.310.833	-42.986.665	-56.301.694	-1.624.525	256.367.364			33.461.501	223.535.849	-196.966.727	2.197.395.936		2.197.395.936
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		111.600.000	1.870.310.833	-5.520.460	-56.301.694	-1.802.564	244.714.778			33.461.501	286.227.482	-37.580.567	2.445.109.309		2.445.109.309
	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											-37.580.567	37.580.567	0		0
	Total Comprehensive Income (Loss)						-185.024						200.267.018	200.081.994		200.081.994
	Profit (loss)												200.267.018	200.267.018		200.267.018
	Other Comprehensive Income (Loss)						-185.024							-185.024		-185.024
	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				-27.308.525						32.828.985	-32.819.487		-27.299.027		-27.299.027
	Increase (Decrease) through Share-Based Payment Transactions															
	Acquisition or Disposal of a Subsidiary							-244.714.778				-84.133.111		-328.847.889		-328.847.889
	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		**111.600.000**	**1.870.310.833**	**-32.828.985**	**-56.301.694**	**-1.987.588**				**66.290.486**	**131.694.317**	**200.267.018**	**2.289.044.387**		**2.289.044.387**