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KAMUYU AYDINLATMA PLATFORMU

KİLER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2026 - 3. 3 Monthly Notification

General Information About Financial Statements

2026 3rd Period Financial Reports

Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	4.304	25.025
Financial Investments		7.683	20.356
Financial Assets at Fair Value Through Profit or Loss		7.683	20.356
Other Financial Assets Measured at Fair Value Through Profit or Loss	5	7.683	20.356
Trade Receivables		370.887	557.164
Trade Receivables Due From Related Parties	23	43.575	78.109
Trade Receivables Due From Unrelated Parties	6	327.312	479.055
Other Receivables		3.873	4.260
Other Receivables Due From Unrelated Parties	8	3.873	4.260
Inventories Work-in Progress	7	16.976.365	16.912.146
Prepayments		1.249.350	1.158.373
Prepayments to Related Parties	23	26.272	
Prepayments to Unrelated Parties	9	1.223.078	1.158.373
Current Tax Assets		14.749	22.887
Other current assets		289.146	242.037
Other Current Assets Due From Unrelated Parties		289.146	242.037
SUB-TOTAL		**18.916.357**	**18.942.248**
Total current assets		**18.916.357**	**18.942.248**
NON-CURRENT ASSETS			
Financial Investments			0
Financial Assets at Fair Value Through Other Comprehensive Income			0
Investments accounted for using equity method	11	3.545.285	3.454.021
Investment property	12	18.602.886	18.596.720
Property, plant and equipment		221.239	235.485
Machinery And Equipments	13	1.118	1.574
Vehicles	13	213.860	224.639
Fixtures and fittings	13	6.261	9.272
Intangible assets and goodwill		2.523	3.472
Other intangible assets	13	2.523	3.472
Other Non-current Assets		899.165	1.050.159
Other Non-Current Assets Due From Unrelated Parties	8	899.165	1.050.159
Total non-current assets		**23.271.098**	**23.339.857**
Total assets		**42.187.455**	**42.282.105**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings		673.705	196.428
Current Portion of Non-current Borrowings from Unrelated Parties		673.705	196.428
Bank Loans	10	673.705	196.428
Trade Payables		568.852	796.659
Trade Payables to Related Parties	23	10.372	117.581
Trade Payables to Unrelated Parties	6	558.480	679.078
Employee Benefit Obligations	15	25.986	21.972
Other Payables		25.980	507.833
Other Payables to Related Parties	23		451.409
Other Payables to Unrelated Parties	8	25.980	56.424
Deferred Income Other Than Contract Liabilities		5.645.795	5.291.933
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	5.645.795	5.291.933
Current tax liabilities, current		241.072	63.318
Current provisions		11.390	9.833
Current provisions for employee benefits	15	11.390	9.833
Other Current Liabilities		0	0
SUB-TOTAL		**7.192.780**	**6.887.976**
Total current liabilities		**7.192.780**	**6.887.976**
NON-CURRENT LIABILITIES			

Long Term Borrowings		707.897	856.872
Long Term Borrowings From Unrelated Parties		707.897	856.872
Bank Loans	10	707.897	856.872
Trade Payables		28.726	102.527
Trade Payables To Unrelated Parties	6	28.726	102.527
Non-current provisions		75.378	73.794
Non-current provisions for employee benefits	15	28.439	20.024
Other non-current provisions	14	46.939	53.770
Deferred Tax Liabilities	18	5.516.389	4.945.196
Total non-current liabilities		**6.328.390**	**5.978.389**
Total liabilities		**13.521.170**	**12.866.365**
EQUITY			
Equity attributable to owners of parent		28.666.285	29.415.740
Issued capital	16	1.395.000	1.395.000
Inflation Adjustments on Capital	16	10.524.578	10.524.578
Share Premium (Discount)	16	3.236.974	3.236.974
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-5.968	-5.111
Gains (Losses) on Revaluation and Remeasurement		-5.968	-5.111
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-5.968	-5.111
Restricted Reserves Appropriated From Profits		567.566	551.092
Other Restricted Profit Reserves	16	567.566	551.092
Prior Years' Profits or Losses	16	13.696.733	14.533.925
Current Period Net Profit Or Loss		-748.598	-820.718
Total equity		**28.666.285**	**29.415.740**
Total Liabilities and Equity		**42.187.455**	**42.282.105**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025	Current Period 3 Months 01.07.2026 - 30.09.2026	Previous Period 3 Months 01.07.2025 - 30.09.2025
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	3	1.599.003	330.094	757.775	131.323
Cost of sales	3	-514.301	-47.617	-231.104	-21.947
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.084.702	282.477	526.671	109.376
GROSS PROFIT (LOSS)		1.084.702	282.477	526.671	109.376
General Administrative Expenses	17	-289.185	-215.620	-98.051	-74.344
Marketing Expenses	17	-237.505	-32.351	-107.640	-19.602
Other Income from Operating Activities	19	68.822	42.896	29.790	19.503
Other Expenses from Operating Activities	19	-830.221	-322.519	-65.037	-111.668
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-203.387	-245.117	285.733	-76.735
Investment Activity Income	20	24.485	305.882	9.027	115.858
Investment Activity Expenses	20	-3.591	-205.984	-856	-130.029
Share of Profit (Loss) from Investments Accounted for Using Equity Method	11	184.807	240.709	28.021	71.177
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		2.314	95.490	321.925	-19.729
Finance income	21	7.221	223.862	5.276	21.615
Finance costs	21	-242.655	-70.423	-105.956	-18.614
Gains (losses) on net monetary position		1.225.263	763.654	279.790	180.314
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		992.143	1.012.583	501.035	163.586
Tax (Expense) Income, Continuing Operations		-1.740.741	-1.961.242	-506.830	-558.380
Current Period Tax (Expense) Income	18	-201.462	-56.293	-98.369	-16.462
Deferred Tax (Expense) Income	18	-1.539.279	-1.904.949	-408.461	-541.918
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-748.598	-948.659	-5.795	-394.794
PROFIT (LOSS)		-748.598	-948.659	-5.795	-394.794
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-748.598	-948.659	-5.795	-394.794
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		-857	-443	-186	-419
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-1.634	-1.059	-361	-538
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		777	616	175	119
Taxes Relating to Remeasurements of Defined Benefit Plans	18	777	616	175	119
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**-857**	**-443**	**-186**	**-419**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-749.455**	**-949.102**	**-5.981**	**-395.213**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-749.455	-949.102	-5.981	-395.213

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**38.546**	**-176.083**
Profit (Loss)		-748.598	-948.659
Profit (Loss) from Continuing Operations		-748.598	-948.659
Adjustments to Reconcile Profit (Loss)		**1.311.962**	**734.999**
Adjustments for depreciation and amortisation expense	13	62.357	34.184
Adjustments for Impairment Loss (Reversal of Impairment Loss)		660.286	
Other Adjustments for Impairment Loss (Reversal of Impairment Loss)	19	660.286	
Adjustments for provisions		15.585	10.782
Adjustments for (Reversal of) Provisions Related with Employee Benefits	15	11.613	10.782
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	19	3.972	
Adjustments for Interest (Income) Expenses		127.834	-44.348
Adjustments for Interest Income	21	-1.290	-220.091
Adjustments for interest expense	21,29	85.037	66.756
Deferred Financial Expense from Credit Purchases	19	44.087	108.987
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-184.807	-240.709
Adjustments for undistributed profits of associates	11	-184.807	-240.709
Adjustments for Tax (Income) Expenses	18	1.740.741	1.961.242
Adjustments for losses (gains) on disposal of non-current assets		-8.927	-2.702
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	20	-8.927	-2.702
Adjustments Related to Gain and Losses on Net Monetary Position		-1.208.747	-886.254
Other adjustments to reconcile profit (loss)		107.640	-97.196
Changes in Working Capital		**-516.093**	**38.798**
Decrease (Increase) in Financial Investments		24.640	1.163.941
Adjustments for decrease (increase) in trade accounts receivable		186.277	541.566
Decrease (Increase) in Trade Accounts Receivables from Related Parties		34.534	-15.419
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		151.743	556.985
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		8.649	-11.510
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		8.649	-11.510
Adjustments for decrease (increase) in inventories		-724.505	-1.515.703
Decrease (Increase) in Prepaid Expenses		-90.977	-127.463
Adjustments for increase (decrease) in trade accounts payable		-351.494	-110.764
Increase (Decrease) in Trade Accounts Payables to Related Parties		-107.209	32.521
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-244.285	-143.285
Increase (Decrease) in Employee Benefit Liabilities		4.014	-2.266
Adjustments for increase (decrease) in other operating payables		-30.444	-7.456
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-30.444	-7.456
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		353.862	113.432
Other Adjustments for Other Increase (Decrease) in Working Capital		103.885	-4.979
Decrease (Increase) in Other Assets Related with Operations		103.885	-4.979
Cash Flows from (used in) Operations		**47.271**	**-174.862**
Payments Related with Provisions for Employee Benefits	15	-414	-1.221
Income taxes refund (paid)	18	-8.311	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**49.099**	**38.535**
Proceeds from sales of property, plant, equipment and intangible assets		27.337	29.494

Proceeds from sales of property, plant and equipment		27.337	29.494
Purchase of Property, Plant, Equipment and Intangible Assets		-71.738	-68.798
Purchase of property, plant and equipment	13	-71.738	-68.653
Purchase of intangible assets	13		-145
Dividends received	11	93.500	77.839
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-103.347**	**56.908**
Repayments of borrowings		388.342	-104.252
Loan Repayments	10	388.342	-104.252
Decrease in Other Payables to Related Parties		-451.409	
Interest paid	10	-41.570	-58.931
Interest Received		1.290	220.091
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-15.702	-80.640
Effect of exchange rate changes on cash and cash equivalents		-4.895	-25.129
Net increase (decrease) in cash and cash equivalents		-20.597	-105.769
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**24.799**	**123.715**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**4.202**	**17.946**

Statement of changes in equity [abstract]

Presentation Currency	1.000 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	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 - 30.09.2025	**Statement of changes in equity [abstract]**													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**1.395.000**	**10.524.578**	**3.236.974**	**-4.365**			**491.278**	**13.197.980**	**1.395.759**	**30.237.204**		**30.237.204**
	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								59.814	1.335.945	-1.395.759			
	Total Comprehensive Income (Loss)													
	Profit (loss)													
	Other Comprehensive Income (Loss)					-443					-948.659	-949.102		-949.102
	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													
	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		**1.395.000**	**10.524.578**	**3.236.974**	**-4.808**			**551.092**	**14.533.925**	**-948.659**	**29.288.102**		**29.288.102**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**1.395.000**	**10.524.578**	**3.236.974**	**-5.111**			**551.092**	**14.533.925**	**-820.718**	**29.415.740**		**29.415.740**
	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								16.474	-837.192	820.718			
	Total Comprehensive Income (Loss)													
	Profit (loss)													
	Other Comprehensive Income (Loss)					-857					-748.598	-749.455		-749.455
	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 - 30.09.2026															
	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		**1.395.000**	**10.524.578**	**3.236.974**	**-5.968**			**567.566**	**13.696.733**	**-748.598**	**28.666.285**		**28.666.285**