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KAMUYU AYDINLATMA PLATFORMU

UFUK YATIRIM YÖNETİM VE GAYRİMENKUL A.Ş.
Financial Report
Unconsolidated
2026 - 3. 3 Monthly Notification

General Information About Financial Statements

Financial Statement

Statement of Financial Position (Balance Sheet)

Presentation Currency	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	3	45.191	4.789
Financial Investments	4	96.313.922	108.905.679
Other Receivables	7	3.434.291	0
Other Receivables Due From Related Parties	7	0	0
Other Receivables Due From Unrelated Parties	7	3.434.291	0
Prepayments	8	229.849	796.001
Other current assets	13	31.972.163	42.260.205
SUB-TOTAL		**131.995.416**	**151.966.674**
Total current assets		**131.995.416**	**151.966.674**
NON-CURRENT ASSETS			
Investment property	9	3.312.995.168	3.312.995.168
Property, plant and equipment	10	183.045	207.528
Total non-current assets		**3.313.178.213**	**3.313.202.696**
Total assets		**3.445.173.629**	**3.465.169.370**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	2.085	0
Trade Payables	6	5.180	676
Trade Payables to Related Parties	6	0	0
Trade Payables to Unrelated Parties	6	5.180	676
Other Payables	7	1.137.192	1.247.840
Other Payables to Related Parties	7-19	225.500	0
Other Payables to Unrelated Parties	7	911.692	1.247.840
Deferred Income Other Than Contract Liabilities	8	149.201	0
Other Current Liabilities	13	281.387	234.714
SUB-TOTAL		**1.575.045**	**1.483.230**
Total current liabilities		**1.575.045**	**1.483.230**
NON-CURRENT LIABILITIES			
Deferred Tax Liabilities	11	417.815.500	416.393.278
Total non-current liabilities		**417.815.500**	**416.393.278**
Total liabilities		**419.390.545**	**417.876.508**
EQUITY			
Equity attributable to owners of parent		3.025.783.084	3.047.292.862
Issued capital	14	46.846.881	46.846.881
Inflation Adjustments on Capital	14	1.343.612.466	1.343.612.466
Treasury Shares (-)	14	-7.552.770	-7.552.770
Restricted Reserves Appropriated From Profits	14	179.159.547	179.159.547
Prior Years' Profits or Losses		1.485.226.738	851.666.711
Current Period Net Profit Or Loss		-21.509.778	633.560.027
Total equity		**3.025.783.084**	**3.047.292.862**
Total Liabilities and Equity		**3.445.173.629**	**3.465.169.370**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	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		0	0	0	0
Cost of sales		0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0	0	0
GROSS PROFIT (LOSS)		0	0	0	0
General Administrative Expenses	15	-17.785.989	-10.612.085	-4.474.606	-3.279.920
Other Income from Operating Activities	16	73	1.239.288	21	-545.714
Other Expenses from Operating Activities	16	-311.974	-9.805.525	-882	802.999
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-18.097.890	-19.178.322	-4.475.467	-3.022.635
Investment Activity Income	17	27.806.694	810.918.578	9.173.695	-59.603.896
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		9.708.804	791.740.256	4.698.228	-62.626.531
Finance income	18	0	32.620.892	0	10.905.061
Finance costs	18	-5.872	-42.089	0	44.038
Gains (losses) on net monetary position	22	-29.790.488	23.947.262	-7.098.063	-21.245.973
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-20.087.556	848.266.321	-2.399.835	-72.923.405
Tax (Expense) Income, Continuing Operations		-1.422.222	-326.461.769	-314.197	33.522.895
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income	11	-1.422.222	-326.461.769	-314.197	33.522.895
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-21.509.778	521.804.552	-2.714.032	-39.400.510
PROFIT (LOSS)		-21.509.778	521.804.552	-2.714.032	-39.400.510
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-21.509.778	521.804.552	-2.714.032	-39.400.510
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay başına kazanç / (kayıp)		-0,00460000	11,13850000	0,00060000	0,84100000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**0**	**0**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-21.509.778**	**521.804.552**	**-2.714.032**	**-39.400.510**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-21.509.778	521.804.552	-2.714.032	-39.400.510

Statement of cash flows (Indirect Method)

Presentation Currency	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		**37.152**	**-60.408.775**
Profit (Loss)		-21.509.778	521.804.552
Adjustments to Reconcile Profit (Loss)		**1.445.539**	**-561.149.991**
Adjustments for depreciation and amortisation expense		24.483	3.610
Adjustments for Dividend (Income) Expenses		0	9.759.088
Adjustments for Interest (Income) Expenses		0	-32.620.892
Adjustments for Interest Income		0	0
Adjustments for interest expense			-32.620.892
Adjustments for unrealised foreign exchange losses (gains)			-842.314.111
Adjustments for Tax (Income) Expenses		1.422.222	333.611.098
Other adjustments for non-cash items			5.670.790
Adjustments Related to Gain and Losses on Net Monetary Position		-1.166	-35.259.574
Changes in Working Capital		**9.766.683**	**-21.063.336**
Decrease (Increase) in Financial Investments		12.591.757	-22.966.102
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-3.434.291	2.680.172
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-3.434.291	2.680.172
Decrease (Increase) in Prepaid Expenses		566.159	-65.839
Adjustments for increase (decrease) in trade accounts payable		4.504	-410.797
Increase (Decrease) in Trade Accounts Payables to Related Parties		0	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		4.504	-410.797
Adjustments for increase (decrease) in other operating payables		-110.648	-300.770
Increase (Decrease) in Other Operating Payables to Related Parties		225.500	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-336.148	-300.770
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		149.202	0
Cash Flows from (used in) Operations		**-10.297.556**	**-60.408.775**
Other inflows (outflows) of cash		10.334.708	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**0**	**-236.551**
Cash Inflows from Sale of Shares of Subsidiaries that doesn't Cause Loss of Control		0	
Purchase of Property, Plant, Equipment and Intangible Assets		0	-236.551
Purchase of property, plant and equipment		0	-236.551
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**2.085**	**32.620.892**
Proceeds from borrowings		2.085	0
Proceeds from Other Financial Borrowings		2.085	0
Interest Received		0	32.620.892
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		39.237	-28.024.434
Net increase (decrease) in cash and cash equivalents		39.237	-28.024.434
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**4.789**	**113.999.116**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		1.165	0
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**45.191**	**85.974.682**

Statement of changes in equity [abstract]

Presentation Currency	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	Treasury Shares	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			
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		**46.846.881**	**1.343.612.466**	**-7.552.770**				**413.023.495**	**1.009.458.846**	**-391.656.079**	**2.413.732.839**		**2.413.732.839**
	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								-74.863.644	-316.792.435	391.656.079			
	Total Comprehensive Income (Loss)										521.804.552	521.804.552		521.804.552
	Profit (loss)										521.804.552	521.804.552		521.804.552
	Other Comprehensive Income (Loss)										0	0		0
	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		**46.846.881**	**1.343.612.466**	**-7.552.770**				**338.159.851**	**692.666.411**		**2.935.537.391**		**2.935.537.391**
Current Period 01.01.2026 - 30.09.2026	**Statement of changes in equity [abstract]**													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**46.846.881**	**1.343.612.466**	**-7.552.770**				**179.159.547**	**851.666.711**	**633.560.027**	**3.047.292.862**		**3.047.292.862**
	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									633.560.027	-633.560.027			
	Total Comprehensive Income (Loss)										-21.509.778	-21.509.778		-21.509.778
	Profit (loss)										-21.509.778	-21.509.778		-21.509.778
	Other Comprehensive Income (Loss)										0	0		0
	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		**46.846.881**	**1.343.612.466**	**-7.552.770**					**179.159.547**	**1.485.226.738**		**3.025.783.084**		**3.025.783.084**