



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements



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

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	2.934.439.065	2.275.780.091
Financial Investments	4	11.403.651.990	2.781.133.828
Trade Receivables		212.866.609	161.004.951
Trade Receivables Due From Related Parties	25	47.474.772	20.849.294
Trade Receivables Due From Unrelated Parties	6	165.391.837	140.155.657
Other Receivables		18.595.499	51.410.276
Other Receivables Due From Unrelated Parties	7	18.595.499	51.410.276
Contract Assets	25	44.460.592	17.643.145
Prepayments		274.455.773	218.154.540
Prepayments to Related Parties	25	272.835.709	216.403.486
Prepayments to Unrelated Parties	8	1.620.064	1.751.054
Current Tax Assets	22	246.809.964	249.194.822
Other current assets	12	577.087	450.650
SUB-TOTAL		15.135.856.579	5.754.772.303
Total current assets		15.135.856.579	5.754.772.303
NON-CURRENT ASSETS			
Financial Investments	4	8.482.312	8.482.312
Other Receivables		3.250	4.040
Other Receivables Due From Unrelated Parties	7	3.250	4.040
Investments accounted for using equity method	28	1.585.001.656	1.651.691.593
Investment property	11	118.474.341.984	115.770.465.881
Property, plant and equipment	9	3.726.964.793	3.830.984.257
Right of Use Assets	10	36.742.137	38.813.292
Prepayments		1.844.251	0
Prepayments to Unrelated Parties	8	1.844.251	0
Total non-current assets		123.833.380.383	121.300.441.375
Total assets		138.969.236.962	127.055.213.678
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		6.617.335.010	2.755.369.433
Current Borrowings From Unrelated Parties		6.617.335.010	2.755.369.433
Bank Loans	5	6.421.870.596	2.694.580.098
Lease Liabilities	5	195.464.414	60.789.335
Current Portion of Non-current Borrowings		3.181.473.867	1.876.754.580
Current Portion of Non-current Borrowings from Unrelated Parties		3.181.473.867	1.876.754.580
Bank Loans	5	3.181.473.867	1.876.754.580
Trade Payables		61.613.434	139.464.142
Trade Payables to Related Parties	25	0	100.784.467
Trade Payables to Unrelated Parties	6	61.613.434	38.679.675
Employee Benefit Obligations	13	2.866.308	1.664.539
Other Payables		216.962.610	136.923.761
Other Payables to Related Parties	25	60.978.247	7.625.081
Other Payables to Unrelated Parties	7	155.984.363	129.298.680
Deferred Income Other Than Contract Liabilities		97.412.853	37.183.644
Deferred Income Other Than Contract Liabilities From Related Parties	8, 25	83.375.061	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	8	14.037.792	37.183.644
Current provisions		7.596.495	3.674.796
Current provisions for employee benefits	14	1.804.957	816.563
Other current provisions	15	5.791.538	2.858.233
SUB-TOTAL		10.185.260.577	4.951.034.895
Total current liabilities		10.185.260.577	4.951.034.895
NON-CURRENT LIABILITIES			
Long Term Borrowings		7.045.615.421	4.799.485.413
Long Term Borrowings From Unrelated Parties		7.045.615.421	4.799.485.413
Bank Loans	5	7.029.898.868	4.771.080.592

Lease Liabilities	5	15.716.553	28.404.821
Other Payables		612.645	2.589.520
Other Payables to Unrelated parties	7	612.645	2.589.520
Non-current provisions		3.367.632	1.831.568
Non-current provisions for employee benefits	14	3.367.632	1.831.568
Deferred Tax Liabilities	22	10.993.032.303	10.390.799.878
Total non-current liabilities		18.042.628.001	15.194.706.379
Total liabilities		28.227.888.578	20.145.741.274
EQUITY			
Equity attributable to owners of parent		110.741.348.384	106.909.472.404
Issued capital	16	2.000.000.000	2.000.000.000
Inflation Adjustments on Capital	16	8.304.923.437	8.304.923.437
Treasury Shares (-)		-208.640.401	-208.640.401
Share Premium (Discount)	16	7.023.729	7.023.729
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	16	1.468.703.015	1.469.614.955
Restricted Reserves Appropriated From Profits	16	495.970.809	401.481.334
Prior Years' Profits or Losses	16	94.840.579.875	62.422.828.710
Current Period Net Profit Or Loss		3.832.787.920	32.512.240.640
Total equity		110.741.348.384	106.909.472.404
Total Liabilities and Equity		138.969.236.962	127.055.213.678

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	17	3.057.106.436	3.318.817.776	951.443.979	1.132.855.933
Cost of sales	17	-323.273.084	-629.996.115	-78.307.600	-211.101.822
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.733.833.352	2.688.821.661	873.136.379	921.754.111
GROSS PROFIT (LOSS)		2.733.833.352	2.688.821.661	873.136.379	921.754.111
General Administrative Expenses	18	-45.054.689	-153.468.501	-14.153.175	-56.094.349
Other Income from Operating Activities	20	85.276.110	120.032.980	34.357.696	81.314.887
Other Expenses from Operating Activities	20	-55.045.050	-129.838.183	-17.242.948	-79.500.566
PROFIT (LOSS) FROM OPERATING ACTIVITIES		2.719.009.723	2.525.547.957	876.097.952	867.474.083
Investment Activity Income		0	0	0	17.110.939
Investment Activity Expenses		0	-17.122.922	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	28	-66.689.937	15.462.311	15.773.875	5.965.421
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		2.652.319.786	2.523.887.346	891.871.827	890.550.443
Finance income	21	3.411.896.537	2.168.069.911	1.651.724.005	768.165.978
Finance costs	21	-2.698.982.713	-2.154.898.381	-1.127.240.938	-584.712.031
Gains (losses) on net monetary position	23	1.069.888.062	298.675.121	451.172.770	-44.136.567
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		4.435.121.672	2.835.733.997	1.867.527.664	1.029.867.823
Tax (Expense) Income, Continuing Operations		-602.333.752	10.720.245.110	-137.550.210	-567.772.408
Deferred Tax (Expense) Income	22	-602.333.752	10.720.245.110	-137.550.210	-567.772.408
PROFIT (LOSS) FROM CONTINUING OPERATIONS		3.832.787.920	13.555.979.107	1.729.977.454	462.095.415
PROFIT (LOSS)		3.832.787.920	13.555.979.107	1.729.977.454	462.095.415
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.832.787.920	13.555.979.107	1.729.977.454	462.095.415
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)</i>		1,92000000	6,78000000	0,86000000	0,23000000
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-911.940	-1.729.788	-170.727	-372.417
Gains (Losses) from Investments in Equity Instruments	16	-1.013.267	-1.921.987	-189.697	-413.796
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss	16	101.327	192.199	18.970	41.379
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-911.940	-1.729.788	-170.727	-372.417
TOTAL COMPREHENSIVE INCOME (LOSS)		3.831.875.980	13.554.249.319	1.729.806.727	461.722.998
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.831.875.980	13.554.249.319	1.729.806.727	461.722.998

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		-6.796.470.373	2.547.799.676
Profit (Loss)		3.832.787.920	13.555.979.107
Adjustments to Reconcile Profit (Loss)		-700.594.839	-11.317.617.888
Adjustments for depreciation and amortisation expense	19	166.702.171	450.394.787
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.072.106	0
Adjustments for provisions	14	6.283.743	-1.338.459
Adjustments for Interest (Income) Expenses	21	-1.268.417.184	-28.038.552
Adjustments for unrealised foreign exchange losses (gains)		565.130.440	7.825.197
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	28	66.689.937	-15.462.311
Adjustments for Tax (Income) Expenses	22	602.333.752	-10.720.245.110
Adjustments Related to Gain and Losses on Net Monetary Position		-838.245.592	-1.010.753.440
Changes in Working Capital		-9.930.794.601	334.242.854
Decrease (Increase) in Financial Investments	4	-9.879.746.412	1.232.534.361
Adjustments for decrease (increase) in trade accounts receivable	6	-80.399.785	-360.370.764
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	5.998.120	358.868.029
Adjustments for decrease (increase) in inventories		0	-57.966.662
Decrease (Increase) in Prepaid Expenses	8	-58.145.484	12.000.697
Adjustments for increase (decrease) in trade accounts payable	6	-57.867.555	-993.388.508
Increase (Decrease) in Employee Benefit Liabilities	13	1.201.769	4.790.851
Adjustments for increase (decrease) in other operating payables	7	78.061.974	213.713.967
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	8	60.229.209	35.102.873
Other Adjustments for Other Increase (Decrease) in Working Capital		-126.437	-111.041.990
Cash Flows from (used in) Operations		-6.798.601.520	2.572.604.073
Rent Paid		0	-24.555.373
Payments Related with Provisions for Employee Benefits	13	-253.711	-249.024
Income taxes refund (paid)	22	2.384.858	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-2.759.239.582	-1.942.208.239
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-1.788.290	0
Proceeds from sales of property, plant, equipment and intangible assets	9	0	1.980.048
Purchase of Property, Plant, Equipment and Intangible Assets	9	-53.575.189	-98.072.377
Cash Inflows from Sale of Investment Property	11	0	24.192.300
Cash Outflows from Acquisition of Investment Property	11	-2.703.876.103	-1.870.308.210
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		10.745.410.354	1.145.774.912
Proceeds from borrowings	5	12.100.921.579	3.627.452.213
Repayments of borrowings	5	-3.673.315.722	-2.440.750.595
Interest paid	21	-1.031.439.127	-1.694.168.610
Interest Received	21	3.349.243.624	1.653.241.904
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.189.700.399	1.751.366.349
Net increase (decrease) in cash and cash equivalents		1.189.700.399	1.751.366.349
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	2.275.780.091	1.477.256.843
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-531.041.425	-467.808.901
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	2.934.439.065	2.760.814.291

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		2,000,000,000		8,304,923,437	-33,735,107		7,023,729		1,457,612,994		-692,518				226,576,040	48,767,105,229	13,830,268,396	74,559,082,200			74,559,082,200	
	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																13,830,268,396	-13,830,268,396					
	Total Comprehensive Income (Loss)											-1,729,788						13,555,979,107	13,554,249,319			13,554,249,319	
	Profit (loss)																	13,555,979,107	13,555,979,107			13,555,979,107	
	Other Comprehensive Income (Loss)											-1,729,788							-1,729,788			-1,729,788	
	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					-153,734,200											153,734,200	-153,734,200		-153,734,200			-153,734,200
	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										-1,954,569							1,954,569					
	Equity at end of period			2,000,000,000		8,304,923,437	-187,469,307		7,023,729		1,455,658,425		-2,422,306				380,310,240	62,445,593,994	13,555,979,107	87,959,597,319			87,959,597,319
		Statement of changes in equity (abstract)																					
		Statement of changes in equity (line items)																					
		Equity at beginning of period		2,000,000,000		8,304,923,437	-208,640,401		7,023,729		1,470,377,840		-762,885				401,481,334	62,422,828,710	32,512,340,640	106,909,472,404			106,909,472,404
	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															94,489,475	32,417,751,165	-32,417,751,165					
	Total Comprehensive Income (Loss)											-911,940						3,832,787,920	3,831,875,980			3,831,875,980	
	Profit (loss)																	3,832,787,920	3,832,787,920			3,832,787,920	
	Other Comprehensive Income (Loss)											-911,940							-911,940			-911,940	
	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	2,000,000,000	8,304,923,437	-208,640,401	7,023,729	1,470,377,840	-1,674,825			495,970,809	94,840,579,875	3,832,787,920	110,741,348,384		110,741,348,384	