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KAMUYU AYDINLATMA PLATFORMU

DAP GAYRİMENKUL GELİŞTİRME A.Ş.
Financial Report
Unconsolidated
2026 - 3. 3 Monthly Notification

General Information About Financial Statements

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	4	602.109.744	1.751.576.861
Other Receivables	8	437.677.461	460.644.782
Other Receivables Due From Related Parties	5	2.815.630	20.085.842
Other Receivables Due From Unrelated Parties	8	434.861.831	440.558.940
Contract Assets	9	4.772.765.571	5.973.339.617
Contract Assets from Ongoing Construction Contracts	8	4.772.765.571	5.973.339.617
Inventories	10	2.150.062.194	1.828.598.542
Prepayments	11	3.950.111.110	2.929.879.488
Prepayments to Related Parties	5	3.789.777.940	2.777.435.037
Prepayments to Unrelated Parties	11	160.333.170	152.444.451
Current Tax Assets	12	12.633.411	16.748.663
Other current assets	20	569.790.907	885.664.127
Other Current Assets Due From Unrelated Parties	20	569.790.907	885.664.127
SUB-TOTAL		**12.495.150.398**	**13.846.452.080**
Total current assets		**12.495.150.398**	**13.846.452.080**
NON-CURRENT ASSETS			
Other Receivables	8	184.382.921	613.033.927
Other Receivables Due From Unrelated Parties	8	184.382.921	613.033.927
Contract Assets	9	24.363.947.797	23.607.033.482
Contract Assets from Ongoing Construction Contracts	9	24.363.947.797	23.607.033.482
Investment property	14	360.850.825	363.709.881
Property, plant and equipment	15	56.254.642	68.645.926
Machinery And Equipments	15	3.374	4.458
Vehicles	15	31.908.930	35.711.061
Fixtures and fittings	15	22.691.815	32.581.576
Construction in Progress		1.650.523	348.831
Right of Use Assets	13	12.971.960	25.045.244
Intangible assets and goodwill	16	21.322.539	25.475.772
Goodwill	16.1	15.638.730	15.638.730
Other intangible assets	16.2	5.683.809	9.837.042
Prepayments	11	37.455.576	33.785.578
Prepayments to Unrelated Parties	11	37.455.576	33.785.578
Deferred Tax Asset	28	485.682.140	522.477.243
Total non-current assets		**25.522.868.400**	**25.259.207.053**
Total assets		**38.018.018.798**	**39.105.659.133**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	4.210.735	12.172.501
Current Borrowings From Unrelated Parties	8	4.210.735	12.172.501
Bank Loans	8	4.210.735	12.172.501
Current Portion of Non-current Borrowings	7	1.416.249.769	1.818.346.444
Current Portion of Non-current Borrowings from Unrelated Parties	8	1.416.249.769	1.818.346.444
Bank Loans	8	1.416.249.769	1.818.346.444
Trade Payables	6	82.585.500	81.405.602
Trade Payables to Unrelated Parties	7	82.585.500	81.405.602
Employee Benefit Obligations	19	13.733.392	13.033.214
Other Payables	8	84.096.131	59.089.709
Other Payables to Related Parties	5	51.593.323	40.752.278
Other Payables to Unrelated Parties	8	32.502.808	18.337.431
Deferred Income Other Than Contract Liabilities	11	3.222.173.612	4.001.076.750
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	3.222.173.612	4.001.076.750
Current provisions	18	91.001.691	122.036.984
Other current provisions	18	91.001.691	122.036.984
SUB-TOTAL		**4.914.050.830**	**6.107.161.204**
Total current liabilities		**4.914.050.830**	**6.107.161.204**
NON-CURRENT LIABILITIES			

Long Term Borrowings	7	1.168.379.985	1.809.416.804
Long Term Borrowings From Unrelated Parties	8	1.168.379.985	1.809.416.804
Bank Loans	8	1.168.379.985	1.809.416.804
Other Payables	8	1.898.677.052	1.549.652.358
Other Payables to Related Parties	5	1.894.647.600	1.544.643.050
Other Payables to Unrelated parties	8	4.029.452	5.009.308
Deferred Income Other Than Contract Liabilities	11	6.573.894.334	6.682.692.837
Deferred Income Other Than Contract Liabilities from Unrelated Parties	11	6.573.894.334	6.682.692.837
Non-current provisions	18	10.516.807	8.234.979
Non-current provisions for employee benefits	18	10.516.807	8.234.979
Deferred Tax Liabilities	28	5.089.383.176	4.701.600.607
Total non-current liabilities		**14.740.851.354**	**14.751.597.585**
Total liabilities		**19.654.902.184**	**20.858.758.789**
EQUITY			
Equity attributable to owners of parent		18.363.116.614	18.246.900.344
Issued capital	21.1	2.650.000.000	2.650.000.000
Inflation Adjustments on Capital	21.2	3.952.185.532	3.952.185.532
Treasury Shares (-)	21.3	-27.270.176	-25.100.644
Share Premium (Discount)	21.4	808.335.724	808.335.724
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	21.5	-234.229	-231.901
Gains (Losses) on Revaluation and Remeasurement		-234.229	-231.901
Gains (Losses) on Remeasurements of Defined Benefit Plans	21.5.1	-234.229	-231.901
Restricted Reserves Appropriated From Profits	21.6	186.302.993	184.133.461
Legal Reserves	21.6	186.302.993	184.133.461
Prior Years' Profits or Losses	21.7	10.675.408.640	9.380.189.984
Current Period Net Profit Or Loss		118.388.130	1.297.388.188
Total equity		**18.363.116.614**	**18.246.900.344**
Total Liabilities and Equity		**38.018.018.798**	**39.105.659.133**

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	22.1	5.854.003.485	7.176.880.900	815.212.729	2.479.800.668
Cost of sales	22.2	-1.108.622.594	-1.549.380.348	-125.814.029	-479.561.932
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.745.380.891	5.627.500.552	689.398.700	2.000.238.736
GROSS PROFIT (LOSS)		4.745.380.891	5.627.500.552	689.398.700	2.000.238.736
General Administrative Expenses	23.1	-166.909.711	-178.499.905	-52.544.939	-58.102.889
Marketing Expenses	23.2	-217.741.018	-156.501.571	-54.620.102	-45.750.363
Other Income from Operating Activities	25.1	18.231.838	21.838.949	-1.559.337	3.055.627
Other Expenses from Operating Activities	25.2	-8.941.390	-87.643.904	-724.392	-4.028.487
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.370.020.610	5.226.694.121	579.949.930	1.895.412.624
Investment Activity Income	26.1	8.232.291	7.269.024	3.296.063	2.557.651
Investment Activity Expenses	26.2	-3.136.369	-3.314.510	-953.021	-1.408.473
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.375.116.532	5.230.648.635	582.292.972	1.896.561.802
Finance income	27.1	470.343.872	598.422.595	129.586.653	202.644.750
Finance costs	27.2	-637.883.513	-686.175.261	-238.283.273	-289.448.120
Gains (losses) on net monetary position		-3.664.610.312	-3.313.645.675	-846.721.350	-1.094.139.131
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		542.966.579	1.829.250.294	-373.124.998	715.619.301
Tax (Expense) Income, Continuing Operations		-424.578.449	-519.007.370	66.857.300	-249.638.454
Deferred Tax (Expense) Income	28	-424.578.449	-519.007.370	66.857.300	-249.638.454
PROFIT (LOSS) FROM CONTINUING OPERATIONS		118.388.130	1.310.242.924	-306.267.698	465.980.847
PROFIT (LOSS)		118.388.130	1.310.242.924	-306.267.698	465.980.847
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		118.388.130	1.310.242.924	-306.267.698	465.980.847
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç	29	0,04467476	0,49443129		
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-2.328	-114.276	118.949	59.425
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	-3.104	-152.368	158.598	79.233
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss	28	776	38.092	-39.649	-19.808
Deferred Tax (Expense) Income	28	776	38.092	-39.649	-19.808
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**-2.328**	**-114.276**	**118.949**	**59.425**
TOTAL COMPREHENSIVE INCOME (LOSS)		**118.385.802**	**1.310.128.648**	**-306.148.749**	**466.040.272**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		118.385.802	1.310.128.648	-306.148.749	466.040.272

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		**-550.638.960**	**-374.762.640**
Profit (Loss)		118.388.130	1.310.242.924
Profit (Loss) from Continuing Operations		118.388.130	1.310.242.924
Adjustments to Reconcile Profit (Loss)		**4.635.544.281**	**3.154.639.181**
Adjustments for depreciation and amortisation expense	23	40.118.443	44.837.336
Adjustments for provisions		-28.755.793	-101.223.573
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18-23	2.279.500	1.218.895
Adjustments for (Reversal of) Other Provisions	18	-31.035.293	-102.442.468
Adjustments for Interest (Income) Expenses		-94.518.125	13.329.004
Adjustments for Interest Income		-455.930.407	-555.065.322
Adjustments for interest expense		361.951.160	566.886.692
Deferred Financial Expense from Credit Purchases		5.435.214	6.264.465
Unearned Financial Income from Credit Sales		-5.974.092	-4.756.831
Adjustments for Tax (Income) Expenses		424.577.672	518.969.274
Adjustments for losses (gains) on disposal of non-current assets		277.313	-1.251.272
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		276.150	-1.251.272
Adjustments for Losses (Gains) Arised From Sale of Intangible Assets		1.163	0
Adjustments Related to Gain and Losses on Net Monetary Position		4.293.844.771	2.679.978.412
Changes in Working Capital		**-5.304.571.371**	**-4.839.644.745**
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.218.545.966	-1.882.924.512
Decrease (Increase) in Other Related Party Receivables Related with Operations	6	-1.542.287.461	-2.358.376.788
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8-11-20	323.741.495	475.452.276
Adjustments for Decrease (Increase) in Contract Assets	8	-5.342.469.403	-3.968.006.850
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts	8	-5.342.469.403	-3.968.006.850
Adjustments for decrease (increase) in inventories	10	-679.150.395	-1.368.577.769
Adjustments for increase (decrease) in trade accounts payable	6	17.642.285	7.337.599
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	17.642.285	7.337.599
Increase (Decrease) in Employee Benefit Liabilities	19	3.249.566	1.572.879
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		1.914.702.542	2.370.953.908
Increase (Decrease) in Other Operating Payables to Related Parties	5	670.960.077	1.250.451.834
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8-11	1.243.742.465	1.120.502.074
Cash Flows from (used in) Operations		**-550.638.960**	**-374.762.640**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-8.918.899**	**-17.231.746**
Proceeds from sales of property, plant, equipment and intangible assets		0	1.454.823
Proceeds from sales of property, plant and equipment	15		1.454.823
Purchase of Property, Plant, Equipment and Intangible Assets		-1.722.278	-8.295.718
Purchase of property, plant and equipment	15	-1.440.775	-369.524
Purchase of intangible assets	17	-281.503	-7.926.194
Purchase of other long-term assets	13-14	-7.196.621	-10.390.851
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-247.288.498**	**609.985.352**
Payments to Acquire Entity's Shares or Other Equity Instruments		-2.169.532	-13.445.777
Payments to Acquire Entity's Shares		-2.169.532	-13.445.777
Proceeds from borrowings		-92.781.955	723.001.917
Proceeds from Other Financial Borrowings		-92.781.955	723.001.917
Interest paid		-608.267.418	-654.636.110
Interest Received		455.930.407	555.065.322

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-806.846.357	217.990.966
Net increase (decrease) in cash and cash equivalents		-806.846.357	217.990.966
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**1.751.576.861**	**2.720.861.870**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS	4	-342.620.760	-486.815.081
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**602.109.744**	**2.452.037.755**

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	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								
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
Previous Period 01.01.2025 - 30.09.2025	**Equity at beginning of period**	21.1	**2.650.000.000**	**3.952.185.532**	**-12.216.021**	**808.335.724**	**-212.209**			**171.248.838**	**8.045.722.818**	**1.347.351.786**	**16.962.416.468**		**16.962.416.468**
	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										1.347.351.786	-1.347.351.786			
	Total Comprehensive Income (Loss)						-114.276					1.310.242.924	1.310.128.648		1.310.128.648
	Profit (loss)											1.310.242.924	1.310.242.924		1.310.242.924
	Other Comprehensive Income (Loss)						-114.276						-114.276		-114.276
	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				-13.445.777					13.445.777	-13.445.777		-13.445.777		-13.445.777
	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		**2.650.000.000**	**3.952.185.532**	**-25.661.798**	**808.335.724**	**-326.485**			**184.694.615**	**9.379.628.827**	**1.310.242.924**	**18.259.099.339**		**18.259.099.339**
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period	21.1	**2.650.000.000**	**3.952.185.532**	**-25.100.644**	**808.335.724**	**-231.901**			**184.133.461**	**9.380.189.984**	**1.297.388.188**	**18.246.900.344**		**18.246.900.344**
	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										1.297.388.188	-1.297.388.188			
	Total Comprehensive Income (Loss)						-2.328					118.388.130	118.385.802		118.385.802
	Profit (loss)											118.388.130	118.388.130		118.388.130
	Other Comprehensive Income (Loss)						-2.328						-2.328		-2.328
	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				-2.169.532						2.169.532	-2.169.532		-2.169.532		-2.169.532
	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		**2.650.000.000**	**3.952.185.532**	**-27.270.176**	**808.335.724**	**-234.229**				**186.302.993**	**10.675.408.640**	**118.388.130**	**18.363.116.614**		**18.363.116.614**