



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Financial Report



**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	5	2.579.092.679	99.483.894
Financial Investments	5	49.999.998	0
Trade Receivables		19.169.041	189.998.966
Trade Receivables Due From Related Parties	6-29	0	1.583.804
Trade Receivables Due From Unrelated Parties	6	19.169.041	188.415.162
Other Receivables		4.001.780	1.180.135
Other Receivables Due From Unrelated Parties	7	4.001.780	1.180.135
Inventories	9	1.442.842.193	1.489.901.177
Prepayments		17.600.153	5.761.091
Prepayments to Unrelated Parties	11	17.600.153	5.761.091
Current Tax Assets	27	67.790.293	0
Other current assets	19	0	25.478.330
SUB-TOTAL		4.180.496.137	1.811.803.593
Total current assets		4.180.496.137	1.811.803.593
NON-CURRENT ASSETS			
Trade Receivables		0	1.742.805
Trade Receivables Due From Unrelated Parties	6	0	1.742.805
Other Receivables		9.531	10.826
Other Receivables Due From Unrelated Parties	7	9.531	10.826
Investment property	13	17.454.144.190	17.454.144.190
Property, plant and equipment	14	133.292.376	124.105.872
Total non-current assets		17.587.446.097	17.580.003.693
Total assets		21.767.942.234	19.391.807.286
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	5	0	471.972.252
Trade Payables		13.353.120	16.597.357
Trade Payables to Unrelated Parties	6	13.353.120	16.597.357
Employee Benefit Obligations	18	4.753.191	1.980.124
Other Payables		18.295.050	1.141.969
Other Payables to Unrelated Parties	7	18.295.050	1.141.969
Contract Liabilities	8	1.484.427	55.706.888
Deferred Income Other Than Contract Liabilities		2.309.185	25.042.125
Deferred Income Other Than Contract Liabilities from Unrelated Parties	12	2.309.185	25.042.125
Current tax liabilities, current	27	0	13.729.975
Current provisions		2.330.816	708.855
Current provisions for employee benefits	17	2.330.816	708.855
Other Current Liabilities	19	11.300.611	0
SUB-TOTAL		53.826.400	586.879.545
Total current liabilities		53.826.400	586.879.545
NON-CURRENT LIABILITIES			
Other Payables		4.572.634	7.030.234
Other Payables to Unrelated parties	7	4.572.634	7.030.234
Non-current provisions		4.248.471	6.361.046
Non-current provisions for employee benefits	17	4.248.471	6.361.046
Deferred Tax Liabilities	27	3.973.835.588	3.479.863.451
Total non-current liabilities		3.982.656.693	3.493.254.731
Total liabilities		4.036.483.093	4.080.134.276
EQUITY			
Equity attributable to owners of parent		17.731.459.141	15.311.673.010
Issued capital	20	701.000.000	595.348.000
Inflation Adjustments on Capital	20	621.416.970	612.503.165
Treasury Shares (-)	20	-3.187.703	0
Share Premium (Discount)	20	2.186.032.263	0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		30.015.158	28.244.732

Gains (Losses) on Revaluation and Remeasurement	20	30.015.158	28.244.732
Gains (Losses) on Remeasurements of Defined Benefit Plans	20	2.773.052	1.002.626
Other Revaluation Increases (Decreases)	20	27.242.106	27.242.106
Restricted Reserves Appropriated From Profits	20	53.445.768	14.296.422
Prior Years' Profits or Losses		13.649.179.301	13.905.111.716
Current Period Net Profit Or Loss	28	493.557.384	156.168.975
Total equity		17.731.459.141	15.311.673.010
Total Liabilities and Equity		21.767.942.234	19.391.807.286

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Current Period	Previous Period	Current Period 3	Previous Period
	Footnote Reference	01.01.2026 - 30.09.2026	01.01.2025 - 30.09.2025	Months 01.07.2026 - 30.09.2026	3 Months 01.07.2025 - 30.09.2025
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	21	890.544.190	1.301.530.171	283.752.207	379.469.611
Cost of sales	21	-61.180.957	-529.952.822	-21.731.181	-170.890.618
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		829.363.233	771.577.349	262.021.026	208.578.993
GROSS PROFIT (LOSS)		829.363.233	771.577.349	262.021.026	208.578.993
General Administrative Expenses	22	-151.620.469	-125.830.002	-50.458.421	-30.182.559
Marketing Expenses	22	-11.846.190	-3.170.955	-8.298.850	-1.539.115
Other Income from Operating Activities	23	19.543.948	6.390.019	3.740.345	-5.935.856
Other Expenses from Operating Activities	23	-11.712.079	-40.865.546	-3.842.974	41.804.052
PROFIT (LOSS) FROM OPERATING ACTIVITIES		673.728.443	608.100.865	203.161.126	212.725.515
Investment Activity Income	24	4.563.493	720.096.746	611.773	-53.220.726
Investment Activity Expenses	24	0	-1.070.264.888	0	-1.034.142.766
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		678.291.936	257.932.723	203.772.899	-874.637.977
Finance income	25	495.960.199	5.270.906	250.845.067	1.716.715
Finance costs	25	-28.568.463	-226.158.166	-20.036	-39.305.587
Gains (losses) on net monetary position	26	548.558.454	715.776.603	27.249.212	195.960.251
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.694.242.126	752.822.066	481.847.142	-716.266.598
Tax (Expense) Income, Continuing Operations		-1.200.684.742	-1.012.449.173	-263.966.045	-20.578.720
Current Period Tax (Expense) Income	27	-26.785.579	-65.017.147	1.491.551	-18.086.339
Deferred Tax (Expense) Income	27	-1.173.899.163	-947.432.026	-265.457.596	-2.492.381
PROFIT (LOSS) FROM CONTINUING OPERATIONS		493.557.384	-259.627.107	217.881.097	-736.845.318
PROFIT (LOSS)		493.557.384	-259.627.107	217.881.097	-736.845.318
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent	28	493.557.384	-259.627.107	217.881.097	-736.845.318
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	28	0,74500000	-0,43600000	0,31600000	-1,23800000
Diluted Earnings Per Share					

Statement of 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 Other Comprehensive Income						
PROFIT (LOSS)			493.557.384	-259.627.107	217.881.097	-736.845.318
OTHER COMPREHENSIVE INCOME						
Other Comprehensive Income that will not be Reclassified to Profit or Loss			1.770.426	14.301.301	1.721.727	14.069.085
Gains (Losses) on Revaluation of Property, Plant and Equipment	30		0	20.933.828	0	20.933.828
Gains (Losses) on Remeasurements of Defined Benefit Plans	30		2.529.179	-503.402	2.459.609	-835.141
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss			-758.753	-6.129.125	-737.882	-6.029.602
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment	30		0	-6.280.146	0	-6.280.146
Taxes Relating to Remeasurements of Defined Benefit Plans	30		-758.753	151.021	-737.882	250.544
Other Comprehensive Income That Will Be Reclassified to Profit or Loss			0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)			1.770.426	14.301.301	1.721.727	14.069.085
TOTAL COMPREHENSIVE INCOME (LOSS)			495.327.810	-245.325.806	219.602.824	-722.776.233
Total Comprehensive Income Attributable to						
Non-controlling Interests			0	0	0	0
Owners of Parent			495.327.810	-245.325.806	219.602.824	-722.776.233

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		535.405.824	-17.629.327
Profit (Loss)	28	493.557.384	-259.627.107
Profit (Loss) from Continuing Operations	28	493.557.384	-259.627.107
Adjustments to Reconcile Profit (Loss)		-30.786.776	380.088.575
Adjustments for depreciation and amortisation expense	14	3.032.664	2.594.553
Adjustments for Impairment Loss (Reversal of Impairment Loss)		5.390.358	4.686.142
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		5.390.358	4.686.142
Adjustments for provisions	17	2.038.563	1.119.526
Adjustments for (Reversal of) Provisions Related with Employee Benefits	17	2.038.563	798.007
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		0	321.519
Adjustments for Interest (Income) Expenses		-492.450.679	53.548.600
Adjustments for Interest Income	25	-495.960.199	-5.270.906
Adjustments for interest expense	25	12.121.950	31.759.371
Deferred Financial Expense from Credit Purchases		1.450.361	29.512.860
Unearned Financial Income from Credit Sales		-10.062.791	-2.452.725
Adjustments for unrealised foreign exchange losses (gains)	25	11.112.584	177.112.944
Adjustments for fair value losses (gains)	24	0	362.180.578
Adjustments for Fair Value Losses (Gains) of Investment Property	24	0	362.180.578
Adjustments for Tax (Income) Expenses	27	1.200.684.742	1.012.449.173
Adjustments for losses (gains) on disposal of non-current assets		0	-488.093.642
Adjustments for Losses (Gains) Arised From Sale of Investment Property	21	0	-488.093.642
Adjustments Related to Gain and Losses on Net Monetary Position		-760.595.008	-745.509.299
Changes in Working Capital		180.941.063	-86.713.112
Adjustments for decrease (increase) in trade accounts receivable		167.618.552	-198.177.664
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6-29	1.583.804	-2.577.789
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	166.034.748	-195.599.875
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	-2.820.350	-934.953
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	-2.820.350	-934.953
Adjustments for decrease (increase) in inventories	9	47.058.984	32.844.652
Decrease (Increase) in Prepaid Expenses	11	-11.839.062	-2.548.705
Adjustments for increase (decrease) in trade accounts payable	6-29	6.818.554	-21.373.963
Increase (Decrease) in Trade Accounts Payables to Related Parties	29	0	-30.823.274
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	6.818.554	9.449.311
Increase (Decrease) in Employee Benefit Liabilities	18	2.773.067	3.215.728
Adjustments for Increase (Decrease) in Contract Liabilities	8	-54.222.461	70.335.688
Adjustments for increase (decrease) in other operating payables	7-29	11.507.778	15.835.320
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	11.507.778	15.835.320
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	12	-22.732.940	-611.982
Other Adjustments for Other Increase (Decrease) in Working Capital	19	36.778.941	14.702.767
Decrease (Increase) in Other Assets Related with Operations	19	25.478.330	8.756.474
Increase (Decrease) in Other Payables Related with Operations	19	11.300.611	5.946.293
Cash Flows from (used in) Operations		643.711.671	33.748.356

Income taxes refund (paid)	27	-108.305.847	-51.377.683
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-62.219.166	551.126.754
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-49.999.998	0
Purchase of Property, Plant, Equipment and Intangible Assets	14-15	-12.219.168	0
Purchase of property, plant and equipment	14	-12.219.168	0
Cash Inflows from Sale of Investment Property	13	0	940.536.809
Cash Outflows from Acquisition of Investment Property	13	0	-389.410.055
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		2.023.286.595	-437.843.365
Proceeds from Issuing Shares or Other Equity Instruments		2.186.032.263	0
Proceeds from issuing shares		2.186.032.263	0
Proceeds from Capital Advances	20	105.652.000	0
Repayments of borrowings		-376.688.591	-429.999.537
Loan Repayments	5	-376.688.591	-429.999.537
Dividends Paid		-372.952.044	0
Interest paid	25	-12.121.950	-13.045.992
Interest Received	5-25	493.364.917	5.202.164
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		2.496.473.253	95.654.062
Net increase (decrease) in cash and cash equivalents		2.496.473.253	95.654.062
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	99.383.670	23.941.232
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-19.459.750	-4.864.420
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	2.576.397.173	114.730.874

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		595.348.000	612.503.165				11.452.184					13.340.711.520	578.696.618	15.138.711.487		15.138.711.487		
	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									14.296.422		564.400.196	-578.696.618						
	Total Comprehensive Income (Loss)							-352.381	14.653.682					-259.627.107	-245.325.806		-245.325.806		
	Profit (loss)													-259.627.107	-259.627.107		-259.627.107		
	Other Comprehensive Income (Loss)							-352.381	14.653.682						14.301.301		14.301.301		
	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		595.348.000	612.503.165				-352.381	26.105.866			14.296.422		13.905.111.716	-259.627.107	14.893.385.681		14.893.385.681	
		Statement of changes in equity [abstract]																	
		Statement of changes in equity [line items]																	
	Equity at beginning of period		595.348.000	612.503.165				1.002.626	27.242.106			14.296.422		13.905.111.716	156.168.975	15.311.673.010		15.311.673.010	
	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										39.149.346		117.019.629	-156.168.975						
Total Comprehensive Income (Loss)							1.770.426						493.557.384	495.327.810		495.327.810			
Profit (loss)													493.557.384	493.557.384		493.557.384			
Other Comprehensive Income (Loss)							1.770.426							1.770.426		1.770.426			
Issue of equity		105.652.000	8.913.805		2.186.032.263									2.300.598.068		2.300.598.068			
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												-372.952.044		-372.952.044		-372.952.044
	Decrease through Other Distributions to Owners															
	Increase (Decrease) through Treasury Share Transactions				-3.187.703							3.187.703	-3.187.703	-3.187.703		-3.187.703
	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		701.000.000	621.416.970	-3.187.703	2.186.032.263		2.773.052	27.242.106			53.445.768	13.649.179.301	493.557.384	17.731.459.141	17.731.459.141