Date and time of publication on KAP: 04.11.2026 18:16:19
https://www.kap.org.tr/en/Bildirim/1692565

KAMUYU AYDINLATMA PLATFORMU

ŞEKER GAYRİMENKUL YATIRIM ORTAKLIĞI 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	3	17.194.485	228.881.407
Other Receivables	7	4.592.234	478.291
Other Receivables Due From Unrelated Parties		4.592.234	478.291
Inventories Work-in Progress	8	2.577.979.068	2.470.545.793
Prepayments	13	48.584.417	36.103.613
Other current assets	16	5.588.838	11.990.341
Other Current Assets Due From Unrelated Parties		5.588.838	11.990.341
SUB-TOTAL		**2.653.939.042**	**2.747.999.445**
Total current assets		**2.653.939.042**	**2.747.999.445**
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	4	212.860.808	212.860.808
Trade Receivables		6.942	8.630
Trade Receivables Due From Unrelated Parties	7	6.942	8.630
Investment property	9	5.205.436.294	5.917.299.785
Property, plant and equipment	10	182.239.562	180.448.350
Right of Use Assets	12	3.358.549	2.871.360
Intangible assets and goodwill	11	271.322	496.976
Total non-current assets		**5.604.173.477**	**6.313.985.909**
Total assets		**8.258.112.519**	**9.061.985.354**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		1.018.973	2.637.251
Current Borrowings From Related Parties		1.018.973	2.637.251
Lease Liabilities	12	1.018.973	2.637.251
Current Portion of Non-current Borrowings	5	270.865.164	324.920.797
Trade Payables	6	17.292.880	2.917.682
Trade Payables to Related Parties	31	0	0
Trade Payables to Unrelated Parties		17.292.880	2.917.682
Other Payables	7	17.281.423	9.602.205
Other Payables to Related Parties		0	0
Other Payables to Unrelated Parties	7	17.281.423	9.602.205
Contract Liabilities	14	27.550.349	37.595.635
Current provisions		4.173.116	2.072.573
Current provisions for employee benefits	15	4.173.116	2.072.573
SUB-TOTAL		**338.181.905**	**379.746.143**
Total current liabilities		**338.181.905**	**379.746.143**
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	61.121.074	169.926.181
Long Term Borrowings From Unrelated Parties		61.121.074	169.926.181
Bank Loans	5	58.695.720	169.713.601
Lease Liabilities	12	2.425.354	212.580
Non-current provisions		344.052	427.716
Non-current provisions for employee benefits	15	344.052	427.716
Deferred Tax Liabilities	29	506.674.845	467.986.435
Total non-current liabilities		**568.139.971**	**638.340.332**
Total liabilities		**906.321.876**	**1.018.086.475**
EQUITY			
Equity attributable to owners of parent		7.351.790.643	8.043.898.879
Issued capital	18	813.555.283	813.555.283
Inflation Adjustments on Capital	18	6.856.209.498	6.856.209.498
Treasury Shares (-)	19	-11.127.831	-11.127.831
Share Premium (Discount)	20	96.730.489	96.730.489
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	21	113.523.196	109.164.220
Gains (Losses) on Revaluation and Remeasurement	21	113.523.196	109.164.220
Increases (Decreases) on Revaluation of Property, Plant and Equipment		114.558.653	110.199.677

Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.035.457	-1.035.457
Restricted Reserves Appropriated From Profits	22	11.127.831	11.127.831
Prior Years' Profits or Losses		168.239.389	1.730.515.368
Current Period Net Profit Or Loss		-696.467.212	-1.562.275.979
Total equity		**7.351.790.643**	**8.043.898.879**
Total Liabilities and Equity		**8.258.112.519**	**9.061.985.354**

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	23	307.295.595	224.356.839	142.943.720	50.709.680
Cost of sales	23	-556.319.715	-505.840.706	-65.559.664	-135.191.581
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-249.024.120	-281.483.867	77.384.056	-84.481.901
GROSS PROFIT (LOSS)		-249.024.120	-281.483.867	77.384.056	-84.481.901
General Administrative Expenses	24	-104.798.594	-98.985.657	-24.887.433	-25.197.710
Other Income from Operating Activities	25	0	3.561.298	0	2.395.378
Other Expenses from Operating Activities	25	-3.252.149	-4.108.421	-2.078.695	-1.253.577
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-357.074.863	-381.016.647	50.417.928	-108.537.810
Investment Activity Income	26	5.088.467	58.423.214	0	0
Investment Activity Expenses	26	-316.482.464	-238.583.565	-80.136.809	-7.239.307
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-668.468.860	-561.176.998	-29.718.881	-115.777.117
Finance income	27	13.555.798	67.756.306	3.985.711	21.620.456
Finance costs	27	-70.011.265	-153.007.510	-24.995.848	-37.972.255
Gains (losses) on net monetary position	28	65.277.393	16.892.608	-7.755.952	-22.525.932
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-659.646.934	-629.535.594	-58.484.970	-154.654.848
Tax (Expense) Income, Continuing Operations	29	-36.820.278	110.881.156	3.074.207	19.246.171
Deferred Tax (Expense) Income	29	-36.820.278	110.881.156	3.074.207	19.246.171
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-696.467.212	-518.654.438	-55.410.763	-135.408.677
PROFIT (LOSS)		-696.467.212	-518.654.438	-55.410.763	-135.408.677
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-696.467.212	-518.654.438	-55.410.763	-135.408.677
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		4.358.976	3.352.585	0	630.069
Gains (Losses) on Revaluation of Property, Plant and Equipment	10	6.227.108	4.789.407	0	900.099
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	0	0	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-1.868.132	-1.436.822	0	-270.030
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment		-1.868.132	-1.436.822	0	-270.030
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**4.358.976**	**3.352.585**	**0**	**630.069**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-692.108.236**	**-515.301.853**	**-55.410.763**	**-134.778.608**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-692.108.236	-515.301.853	-55.410.763	-134.778.608

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		**102.200.984**	**209.344.765**
Profit (Loss)		-696.467.212	-518.654.438
Adjustments to Reconcile Profit (Loss)		**768.711.019**	**515.578.474**
Adjustments for depreciation and amortisation expense	10-11-12	7.460.304	7.452.934
Adjustments for Impairment Loss (Reversal of Impairment Loss)		392.366.011	376.822.539
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	8-23	392.366.011	376.822.539
Adjustments for provisions		2.505.953	0
Adjustments for (Reversal of) Other Provisions		2.505.953	0
Adjustments for Interest (Income) Expenses	27	17.142.200	13.015.714
Adjustments for unrealised foreign exchange losses (gains)	27	43.088.779	99.457.179
Adjustments for fair value losses (gains)		311.393.997	180.160.351
Other Adjustments for Fair Value Losses (Gains)	9-26	311.393.997	180.160.351
Adjustments for Tax (Income) Expenses	29	36.820.278	-110.881.156
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	9	0	0
Adjustments for losses (Gains) Arised from Sale of Other Non-current Assets	25	0	0
Adjustments Related to Gain and Losses on Net Monetary Position		-42.066.503	-50.449.087
Changes in Working Capital		**29.957.177**	**212.420.729**
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		2.194.003	-6.979.938
Adjustments for Decrease (Increase) in Contract Assets		-114.127	138.670.169
Adjustments for decrease (increase) in inventories		25.785.870	83.291.314
Decrease (Increase) in Prepaid Expenses		-12.480.804	-5.157.853
Adjustments for increase (decrease) in trade accounts payable		14.945.917	6.903.414
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		14.945.917	6.903.414
Adjustments for increase (decrease) in other operating payables		9.557.477	1.794.185
Increase (Decrease) in Other Operating Payables to Unrelated Parties		9.557.477	1.794.185
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-9.931.159	-6.100.562
Cash Flows from (used in) Operations		**102.200.984**	**209.344.765**
Payments Related with Provisions for Employee Benefits	15	0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-125.115.662**	**-254.194**
Proceeds from sales of property, plant, equipment and intangible assets	10-25	0	0
Proceeds from sales of property, plant and equipment	10-25	0	0
Purchase of Property, Plant, Equipment and Intangible Assets	10-11	0	-254.194
Purchase of property, plant and equipment	10-11	0	-254.194
Cash Inflows from Sale of Investment Property	9-23	0	0
Cash Outflows from Acquition of Investment Property	9	-125.115.662	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-144.001.430**	**-336.725.353**
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares		0	0
Proceeds from borrowings	5	87.924.851	171.469.438
Repayments of borrowings	5	-207.362.112	-439.865.517
Loan Repayments	5	-207.362.112	-439.865.517
Payments of Lease Liabilities		-3.421.491	-57.183.560
Interest paid	5	-30.922.964	-51.680.331
Interest Received	27	9.780.286	40.534.617
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-166.916.108	-127.634.782
Net increase (decrease) in cash and cash equivalents		-166.916.108	-127.634.782

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**228.881.407**	**468.484.145**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-44.770.814	-94.980.450
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**17.194.485**	**245.868.913**

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									
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		**813.555.283**	**6.856.209.499**	**-46.024.327**	**106.787.835**	**-606.252**	**113.738.545**			**2.859.463**	**2.307.582.192**	**-568.798.465**	**9.585.303.773**		**9.585.303.773**
	Adjustments Related to Accounting Policy Changes													0		0
	Adjustments Related to Required Changes in Accounting Policies													0		0
	Adjustments Related to Voluntary Changes in Accounting Policies													0		0
	Adjustments Related to Errors													0		0
	Other Restatements													0		0
	Restated Balances													0		0
	Transfers											-568.798.465	568.798.465	0		0
	Total Comprehensive Income (Loss)							3.352.585					-518.654.438	-515.301.853		-515.301.853
	Profit (loss)													0		0
	Other Comprehensive Income (Loss)													0		0
	Issue of equity													0		0
	Capital Decrease													0		0
	Capital Advance													0		0
	Effect of Merger or Liquidation or Division													0		0
	Effects of Business Combinations Under Common Control													0		0
	Advance Dividend Payments													0		0
	Dividends Paid													0		0
	Decrease through Other Distributions to Owners													0		0
	Increase (Decrease) through Treasury Share Transactions													0		0
	Increase (Decrease) through Share-Based Payment Transactions													0		0
	Acquisition or Disposal of a Subsidiary													0		0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0		0
	Transactions with noncontrolling shareholders													0		0
	Increase through Other Contributions by Owners													0		0
	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													0		0
	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													0		0
	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													0		0
	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													0		0
	Increase (decrease) through other changes, equity													0		0
	Equity at end of period		**813.555.283**	**6.856.209.499**	**-46.024.327**	**106.787.835**	**-606.252**	**117.091.130**			**2.859.463**	**1.738.783.727**	**-518.654.438**	**9.070.001.920**		**9.070.001.920**
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**813.555.283**	**6.856.209.499**	**-11.127.831**	**96.730.489**	**-1.035.457**	**110.199.677**			**11.127.831**	**1.730.515.368**	**-1.562.275.979**	**8.043.898.879**		**8.043.898.879**
	Adjustments Related to Accounting Policy Changes													0		0
	Adjustments Related to Required Changes in Accounting Policies													0		0
	Adjustments Related to Voluntary Changes in Accounting Policies													0		0
	Adjustments Related to Errors													0		0
	Other Restatements													0		0
	Restated Balances													0		0
	Transfers											-1.562.275.979	1.562.275.979	0		0
	Total Comprehensive Income (Loss)							4.358.976					-696.467.212	-692.108.236		-692.108.236
	Profit (loss)													0		0
	Other Comprehensive Income (Loss)													0		0
	Issue of equity													0		0
	Capital Decrease													0		0
	Capital Advance													0		0
	Effect of Merger or Liquidation or Division													0		0
	Effects of Business Combinations Under Common Control													0		0
	Advance Dividend Payments													0		0
	Dividends Paid													0		0

Current Period 01.01.2026 - 30.09.2026														0		0
	Decrease through Other Distributions to Owners													0		0
	Increase (Decrease) through Treasury Share Transactions													0		0
	Increase (Decrease) through Share-Based Payment Transactions													0		0
	Acquisition or Disposal of a Subsidiary													0		0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0		0
	Transactions with noncontrolling shareholders													0		0
	Increase through Other Contributions by Owners													0		0
	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													0		0
	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													0		0
	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													0		0
	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													0		0
	Increase (decrease) through other changes, equity													0		0
	Equity at end of period		**813.555.283**	**6.856.209.499**	**-11.127.831**	**96.730.489**	**-1.035.457**	**114.558.653**			**11.127.831**	**168.239.389**	**-696.467.212**	**7.351.790.643**		**7.351.790.643**