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KAMUYU AYDINLATMA PLATFORMU

ŞEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2026 - 3. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	32.866.690	248.376.743
Other Receivables		4.740.068	664.683
Other Receivables Due From Unrelated Parties	6	4.740.068	664.683
Inventories Work-in Progress	7	2.577.979.068	2.470.545.793
Prepayments	12	48.683.313	36.161.425
Other current assets	15	8.278.222	15.862.108
SUB-TOTAL		**2.672.547.361**	**2.771.610.752**
Total current assets		**2.672.547.361**	**2.771.610.752**
NON-CURRENT ASSETS			
Other Receivables	6	6.942	8.630
Investment property	8	5.430.043.801	6.162.117.938
Property, plant and equipment	9	182.805.227	180.747.419
Right of Use Assets	11	3.358.549	2.871.360
Intangible assets and goodwill	10	271.322	496.976
Total non-current assets		**5.616.485.841**	**6.346.242.323**
Total assets		**8.289.033.202**	**9.117.853.075**
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	11	1.018.973	2.637.251
Current Portion of Non-current Borrowings	4	270.865.164	324.920.797
Trade Payables	5	17.345.115	2.950.402
Trade Payables to Related Parties	30	0	0
Trade Payables to Unrelated Parties		17.345.115	2.950.402
Other Payables		17.474.935	9.939.981
Other Payables to Related Parties		0	0
Other Payables to Unrelated Parties	6	17.474.935	9.939.981
Contract Liabilities	13	27.550.349	37.595.635
Current provisions		4.646.192	2.072.573
Current provisions for employee benefits	14	4.646.192	2.072.573
SUB-TOTAL		**338.900.728**	**380.116.639**
Total current liabilities		**338.900.728**	**380.116.639**
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	61.121.074	169.926.181
Long Term Borrowings From Unrelated Parties		61.121.074	169.926.181
Bank Loans	4	58.695.720	169.713.601
Lease Liabilities	11	2.425.354	212.580
Non-current provisions		344.052	427.716
Non-current provisions for employee benefits	14	344.052	427.716
Deferred Tax Liabilities	28	526.536.880	492.363.311
Total non-current liabilities		**588.002.006**	**662.717.208**
Total liabilities		**926.902.734**	**1.042.833.847**
EQUITY			
Equity attributable to owners of parent		7.362.130.468	8.075.019.228
Issued capital	17	813.555.283	813.555.283
Inflation Adjustments on Capital	17	6.856.209.498	6.856.209.498
Treasury Shares (-)	18	-11.127.831	-11.127.831
Share Premium (Discount)	19	96.730.489	96.730.489
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		110.700.059	106.341.083
Gains (Losses) on Revaluation and Remeasurement	20	110.700.059	106.341.083
Increases (Decreases) on Revaluation of Property, Plant and Equipment		111.735.516	107.376.540
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.035.457	-1.035.457
Restricted Reserves Appropriated From Profits	21	11.127.831	11.127.831
Prior Years' Profits or Losses		202.182.875	1.786.269.759

Current Period Net Profit Or Loss		-717.247.736	-1.584.086.884
Total equity		**7.362.130.468**	**8.075.019.228**
Total Liabilities and Equity		**8.289.033.202**	**9.117.853.075**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	312.551.206	230.412.818	144.504.255	53.250.035
Cost of sales	22	-556.319.715	-505.840.706	-65.559.664	-135.191.581
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-243.768.509	-275.427.888	78.944.591	-81.941.546
GROSS PROFIT (LOSS)		-243.768.509	-275.427.888	78.944.591	-81.941.546
General Administrative Expenses	23	-114.001.949	-110.254.200	-27.153.784	-28.953.505
Other Income from Operating Activities	24	0	3.564.307	0	2.398.387
Other Expenses from Operating Activities	24	-3.252.149	-4.108.421	-2.078.695	-1.253.577
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-361.022.607	-386.226.202	49.712.112	-109.750.241
Investment Activity Income	25	5.088.467	58.958.142	0	0
Investment Activity Expenses	25	-336.693.110	-244.327.480	-80.136.810	-7.239.307
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-692.627.250	-571.595.540	-30.424.698	-116.989.548
Finance income	26	16.511.431	73.188.677	4.852.536	23.085.259
Finance costs	26	-70.011.265	-153.007.510	-24.995.848	-37.972.255
Gains (losses) on net monetary position	27	61.184.783	10.911.054	-8.373.919	-24.426.674
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-684.942.301	-640.503.319	-58.941.929	-156.303.218
Tax (Expense) Income, Continuing Operations	28	-32.305.435	113.480.043	3.086.668	18.871.453
Deferred Tax (Expense) Income	28	-32.305.435	113.480.043	3.086.668	18.871.453
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-717.247.736	-527.023.276	-55.855.261	-137.431.765
PROFIT (LOSS)		-717.247.736	-527.023.276	-55.855.261	-137.431.765
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-717.247.736	-527.023.276	-55.855.261	-137.431.765
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	3.352.581	0	767.410
Gains (Losses) on Revaluation of Property, Plant and Equipment	9	6.227.108	4.789.403	0	1.096.299
Gains (Losses) on Remeasurements of Defined Benefit Plans	14	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	-328.889
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment		-1.868.132	-1.436.822	0	-328.889
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**4.358.976**	**3.352.581**	**0**	**767.410**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-712.888.760**	**-523.670.695**	**-55.855.261**	**-136.664.355**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-712.888.760	-523.670.695	-55.855.261	-136.664.355

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		**100.452.437**	**205.839.950**
Profit (Loss)		-717.247.736	-527.023.276
Adjustments to Reconcile Profit (Loss)		**786.651.883**	**519.685.996**
Adjustments for depreciation and amortisation expense	9-10-11	7.605.217	7.760.115
Adjustments for Impairment Loss (Reversal of Impairment Loss)		392.366.011	376.822.539
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7-22	392.366.011	376.822.539
Adjustments for provisions		2.979.029	0
Adjustments for (Reversal of) Other Provisions		2.979.029	0
Adjustments for Interest (Income) Expenses	26	15.403.359	9.203.394
Adjustments for Interest Income		15.403.359	9.203.394
Adjustments for unrealised foreign exchange losses (gains)	26	43.088.779	99.457.179
Adjustments for fair value losses (gains)		331.604.643	185.369.338
Other Adjustments for Fair Value Losses (Gains)	8-25	331.604.643	185.369.338
Adjustments for Tax (Income) Expenses	28	32.305.435	-113.480.043
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	24	0	0
Adjustments Related to Gain and Losses on Net Monetary Position		-38.700.590	-45.446.526
Changes in Working Capital		**31.048.290**	**213.177.230**
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		3.378.478	-6.169.185
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		-12.521.888	-5.219.676
Adjustments for increase (decrease) in trade accounts payable		14.971.832	7.038.423
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		14.971.832	7.038.423
Adjustments for increase (decrease) in other operating payables		9.479.284	1.666.747
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-9.931.159	-6.100.562
Cash Flows from (used in) Operations		**100.452.437**	**205.839.950**
Payments Related with Provisions for Employee Benefits	14	0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-125.115.662**	**-254.194**
Proceeds from sales of property, plant, equipment and intangible assets	9-24	0	0
Purchase of Property, Plant, Equipment and Intangible Assets	9-10	0	-254.194
Purchase of intangible assets	9-10	0	-254.194
Cash Inflows from Sale of Investment Property	8-22	0	0
Cash Outflows from Acquition of Investment Property	8	-125.115.662	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-142.262.589**	**-332.913.033**
Proceeds from borrowings	4	87.924.851	171.469.438
Repayments of borrowings	4	-207.362.112	-439.865.517
Loan Repayments	4	-207.362.112	-439.865.517
Payments of Lease Liabilities		-3.421.491	-57.183.560
Interest paid	4	-30.922.964	-51.680.331
Interest Received	26	11.519.127	44.346.937
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-166.925.814	-127.327.277
Net increase (decrease) in cash and cash equivalents		-166.925.814	-127.327.277
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**248.376.743**	**493.648.172**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-48.584.239	-100.082.204
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**32.866.690**	**266.238.691**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

		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**		**813.555.283**	**6.856.209.498**	**-46.024.326**	**106.787.835**	**-606.252**	**110.915.412**			**2.949.156**	**2.363.495.381**	**-569.046.959**	**9.638.235.028**		**9.638.235.028**
	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											-569.046.959	569.046.959	0		0
	Total Comprehensive Income (Loss)							3.352.581					-527.023.276	-523.670.695		-523.670.695
	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**	**6.856.209.498**	**-46.024.326**	**106.787.835**	**-606.252**	**114.267.993**			**2.949.156**	**1.794.448.422**	**-527.023.276**	**9.114.564.333**		**9.114.564.333**
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**813.555.283**	**6.856.209.498**	**-11.127.831**	**96.730.489**	**-1.035.457**	**107.376.540**			**11.127.831**	**1.786.269.759**	**-1.584.086.884**	**8.075.019.228**		**8.075.019.228**
	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											-1.584.086.884	1.584.086.884	0		0
	Total Comprehensive Income (Loss)							4.358.976					-717.247.736	-712.888.760		-712.888.760
	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**	**6.856.209.498**	**-11.127.831**	**96.730.489**	**-1.035.457**	**111.735.516**			**11.127.831**	**202.182.875**	**-717.247.736**	**7.362.130.468**		**7.362.130.468**