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KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Non-Consolidated Financial Report for the Period 01.01.2026 - 30.09.2026 - Third Quarter of 2026

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	69.757.102	10.316.020
Financial Investments	5	191.337.044	0
Trade Receivables		850.825.133	965.844.906
Trade Receivables Due From Related Parties	11	848.291.741	963.721.928
Trade Receivables Due From Unrelated Parties		2.533.392	2.122.978
Other Receivables		495.736	401.487
Other Receivables Due From Unrelated Parties		495.736	401.487
Inventories	4	2.377.056.586	3.127.332.739
Prepayments		422.150.429	325.095.972
Prepayments to Related Parties	11	397.406.704	270.093.788
Prepayments to Unrelated Parties		24.743.725	55.002.184
Current Tax Assets			31.046
Other current assets		53.776	54.124.343
Other Current Assets Due From Unrelated Parties		53.776	54.124.343
SUB-TOTAL		**3.911.675.806**	**4.483.146.513**
Total current assets		**3.911.675.806**	**4.483.146.513**
NON-CURRENT ASSETS			
Financial Investments	5	3.934.152.406	3.934.152.406
Other Receivables		984.282	1.223.632
Other Receivables Due From Unrelated Parties		984.282	1.223.632
Inventories	4	528.119.400	502.923.842
Investment property	6	22.694.023.373	22.694.120.340
Property, plant and equipment		14.851.619	16.521.462
Right of Use Assets		6.151.420	3.141.686
Intangible assets and goodwill		716.340	789.431
Other intangible assets		716.340	789.431
Total non-current assets		**27.178.998.840**	**27.152.872.799**
Total assets		**31.090.674.646**	**31.636.019.312**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	3	79.667.368	191.129.215
Current Borrowings From Unrelated Parties		79.667.368	191.129.215
Bank Loans		79.667.368	191.129.215
Current Portion of Non-current Borrowings		1.203.462	2.193.269
Current Portion of Non-current Borrowings from Unrelated Parties	3	1.203.462	2.193.269
Trade Payables		131.258.816	79.339.211
Trade Payables to Related Parties	11	85.157.234	28.876.420
Trade Payables to Unrelated Parties		46.101.582	50.462.791
Employee Benefit Obligations		2.825.989	2.946.535
Other Payables		905.472.985	212.569.819
Other Payables to Related Parties	11	905.398.799	212.477.593
Other Payables to Unrelated Parties		74.186	92.226
Deferred Income Other Than Contract Liabilities		283.749.329	477.307.862
Deferred Income Other Than Contract Liabilities From Related Parties	11	71.993.688	275.933.858
Deferred Income Other Than Contract Liabilities from Unrelated Parties		211.755.641	201.374.004
Current tax liabilities, current		878.965	
Current provisions		2.503.643	2.513.591
Current provisions for employee benefits		2.503.643	2.513.591
Other Current Liabilities		7.912.016	19.974.511
Other Current Liabilities to Unrelated Parties		7.912.016	19.974.511
SUB-TOTAL		**1.415.472.573**	**987.974.013**
Total current liabilities		**1.415.472.573**	**987.974.013**
NON-CURRENT LIABILITIES			
Long Term Borrowings		5.396.801	29.891.144
Long Term Borrowings From Unrelated Parties		5.396.801	29.891.144

Bank Loans			29.891.144
Lease Liabilities	3	5.396.801	
Trade Payables		485.848.784	520.123.765
Trade Payables To Related Parties	11	485.848.784	520.123.765
Other Payables		22.815.488	40.224.820
Other Payables to Unrelated parties		22.815.488	40.224.820
Non-current provisions		638.724	1.119.470
Non-current provisions for employee benefits		638.724	1.119.470
Deferred Tax Liabilities		5.740.468.344	5.226.329.601
Total non-current liabilities		**6.255.168.141**	**5.817.688.800**
Total liabilities		**7.670.640.714**	**6.805.662.813**
EQUITY			
Equity attributable to owners of parent		23.420.033.932	24.830.356.499
Issued capital		3.250.000.000	3.250.000.000
Inflation Adjustments on Capital		2.870.025.776	2.870.025.776
Share Premium (Discount)		41.845.474	41.845.474
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-2.803.103	-3.087.862
Other Gains (Losses)		-2.803.103	-3.087.862
Restricted Reserves Appropriated From Profits		723.311.029	723.311.029
Prior Years' Profits or Losses		16.892.565.490	15.133.455.567
Current Period Net Profit Or Loss		-354.910.734	2.814.806.515
Total equity		**23.420.033.932**	**24.830.356.499**
Total Liabilities and Equity		**31.090.674.646**	**31.636.019.312**

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		1.324.409.567	1.714.802.128	678.541.113	1.301.296.522
Cost of sales		-621.165.613	-721.764.962	-293.191.564	-671.000.648
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		703.243.954	993.037.166	385.349.549	630.295.874
GROSS PROFIT (LOSS)		703.243.954	993.037.166	385.349.549	630.295.874
General Administrative Expenses		-109.897.008	-84.822.542	-38.968.103	-36.297.059
Other Income from Operating Activities		9.099.844	11.126.477	3.142.738	3.910.651
Other Expenses from Operating Activities		-29.776.632	-26.518.923	-19.887.381	-24.653.903
PROFIT (LOSS) FROM OPERATING ACTIVITIES		572.670.158	892.822.178	329.636.803	573.255.563
Investment Activity Income		1.623.373			
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		574.293.531	892.822.178	329.636.803	573.255.563
Finance income		78.663.859	229.410.867	41.641.348	145.542.475
Finance costs		-78.394.976	-229.593.612	-33.338.403	-161.983.975
Gains (losses) on net monetary position		-403.908.556	587.664.225	-153.286.813	10.376.653
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		170.653.858	1.480.303.658	184.652.935	567.190.716
Tax (Expense) Income, Continuing Operations		-525.564.592	-779.547.670	-141.739.074	-174.099.125
Current Period Tax (Expense) Income		-11.547.889	0	623.002	0
Deferred Tax (Expense) Income		-514.016.703	-779.547.670	-142.362.076	-174.099.125
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-354.910.734	700.755.988	42.913.861	393.091.591
PROFIT (LOSS)		-354.910.734	700.755.988	42.913.861	393.091.591
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-354.910.734	700.755.988	42.913.861	393.091.591
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 (Zarar)	9	-0,10920000	0,21560000	0,01320000	0,12100000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		284.759	-666.773	-9.245	-448.686
Gains (Losses) on Remeasurements of Defined Benefit Plans		284.759	-666.773	-9.245	-448.686
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**284.759**	**-666.773**	**-9.245**	**-448.686**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-354.625.975**	**700.089.215**	**42.904.616**	**392.642.905**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-354.625.975	700.089.215	42.904.616	392.642.905

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		**1.444.258.064**	**1.249.921.067**
Profit (Loss)		-354.910.734	700.755.988
Adjustments to Reconcile Profit (Loss)		**454.716.476**	**36.263.210**
Adjustments for depreciation and amortisation expense		1.971.658	5.084.487
Adjustments for provisions		-490.694	1.921.824
Adjustments for (Reversal of) Other Provisions		-490.694	1.921.824
Adjustments for Interest (Income) Expenses		39.862.582	127.483.235
Adjustments for Interest Income		-7.837.057	-6.109.948
Adjustments for interest expense		47.699.639	133.593.183
Adjustments for unrealised foreign exchange losses (gains)		-68.155.512	-209.570.705
Adjustments for Tax (Income) Expenses		525.564.592	779.547.670
Adjustments Related to Gain and Losses on Net Monetary Position		-44.036.150	-668.203.301
Changes in Working Capital		**1.355.321.832**	**513.132.700**
Adjustments for decrease (increase) in trade accounts receivable		183.665.979	2.984.193
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		183.665.979	2.984.193
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.024.066	186.438
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		1.024.066	186.438
Adjustments for decrease (increase) in inventories		725.080.595	286.444.750
Decrease (Increase) in Prepaid Expenses		-97.054.457	-163.327.343
Adjustments for increase (decrease) in trade accounts payable		17.644.624	1.141.797.727
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		17.644.624	1.141.797.727
Adjustments for increase (decrease) in other operating payables		675.493.834	-191.546.373
Increase (Decrease) in Other Operating Payables to Unrelated Parties		675.493.834	-191.546.373
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-193.558.533	-486.654.448
Other Adjustments for Other Increase (Decrease) in Working Capital		43.025.724	-76.752.244
Increase (Decrease) in Other Payables Related with Operations		43.025.724	-76.752.244
Cash Flows from (used in) Operations		**1.455.127.574**	**1.250.151.898**
Payments Related with Provisions for Employee Benefits		-200.586	-230.831
Income taxes refund (paid)		-10.668.924	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-191.004.515**	**-1.089.597.748**
Purchase of Property, Plant, Equipment and Intangible Assets		-57.853	-19.272
Purchase of property, plant and equipment		-57.853	-19.272
Cash Inflows from Sale of Investment Property		390.382	
Cash Outflows from Acquition of Investment Property			-1.089.578.476
Cash Outflows From Participation (Profit) Shares or Other Financial Instruments		-191.337.044	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-1.191.794.590**	**-174.221.106**
Repayments of borrowings		-95.860.157	-44.324.735
Cash Outflows from Other Financial Liabilities		-95.860.157	-44.324.735
Payments of Lease Liabilities		-2.635.143	-2.413.136
Dividends Paid		-1.055.696.592	
Interest paid		-45.439.755	-133.593.183
Interest Received		7.837.057	6.109.948
INFLATION EFFECT		-2.017.877	-6.270.768
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		59.441.082	-20.168.555
Net increase (decrease) in cash and cash equivalents		59.441.082	-20.168.555
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**10.316.020**	**30.930.120**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**69.757.102**	**10.761.565**

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	Additional Capital Contribution of Shareholders	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			
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		**52.000.000**	**1.339.960.045**	**41.845.474**	**-2.780.429**			**723.311.030**	**20.283.042.005**	**-421.520.687**	**22.015.857.438**		**22.015.857.438**
	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		3.198.000.000	1.530.065.712						-5.149.586.399	421.520.687			
	Total Comprehensive Income (Loss)					-666.773					700.755.988	700.089.215		700.089.215
	Profit (loss)										700.755.988	700.755.988		700.755.988
	Other Comprehensive Income (Loss)					-666.773						-666.773		-666.773
	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		**3.250.000.000**	**2.870.025.757**	**41.845.474**	**-3.447.202**			**723.311.030**	**15.133.455.606**	**700.755.988**	**22.715.946.653**		**22.715.946.653**
Current Period 01.01.2026 - 30.09.2026	**Statement of changes in equity [abstract]**													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**3.250.000.000**	**2.870.025.776**	**41.845.474**	**-3.087.862**			**723.311.029**	**15.133.455.567**	**2.814.806.515**	**24.830.356.499**	**0**	**24.830.356.499**
	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									2.814.806.515	-2.814.806.515			
	Total Comprehensive Income (Loss)					284.759					-354.910.734	-354.625.975		-354.625.975
	Profit (loss)										-354.910.734	-354.910.734		-354.910.734
	Other Comprehensive Income (Loss)					284.759						284.759		284.759
	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									-1.055.696.592		-1.055.696.592	0	-1.055.696.592
	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		**3.250.000.000**	**2.870.025.776**	**41.845.474**		**-2.803.103**			**723.311.029**	**16.892.565.490**	**-354.910.734**	**23.420.033.932**		**23.420.033.932**