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KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Consolidated Financial Statement for 2026-09

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	66.045.091	58.236.698
Financial Investments	4	173.072.202	151.309.997
Trade Receivables		47.960.668	57.364.143
Trade Receivables Due From Unrelated Parties	6	47.960.668	57.364.143
Other Receivables		2.948.253	3.635.992
Other Receivables Due From Related Parties	10,20	360.000	447.542
Other Receivables Due From Unrelated Parties	10	2.588.253	3.188.450
Inventories		735.133	707.322
Prepayments	11	12.616.928	15.629.247
Other current assets	10	1.838.485	1.467.609
SUB-TOTAL		**305.216.760**	**288.351.008**
Total current assets		**305.216.760**	**288.351.008**
NON-CURRENT ASSETS			
Other Receivables		1.440.272	1.150.036
Other Receivables Due From Unrelated Parties	10	1.440.272	1.150.036
Investment property	7	7.957.363.685	7.929.738.689
Property, plant and equipment	8	81.823.141	62.886.986
Right of Use Assets	9	236.939	2.369.392
Intangible assets and goodwill		508.417	647.871
Other intangible assets	8	508.417	647.871
Total non-current assets		**8.041.372.454**	**7.996.792.974**
Total assets		**8.346.589.214**	**8.285.143.982**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		228.243	2.609.238
Current Borrowings From Related Parties		228.243	2.609.238
Bank Loans	5	3.485	187.243
Lease Liabilities	5	224.758	2.421.995
Trade Payables		10.159.622	21.507.070
Trade Payables to Unrelated Parties	6	10.159.622	21.507.070
Other Payables		174	230
Other Payables to Unrelated Parties		174	230
Deferred Income Other Than Contract Liabilities	10	3.465.093	2.746.295
Current provisions		8.810.833	7.543.142
Current provisions for employee benefits	13	8.810.833	7.543.142
Other Current Liabilities	10	11.762.091	12.815.950
SUB-TOTAL		**34.426.056**	**47.221.925**
Total current liabilities		**34.426.056**	**47.221.925**
NON-CURRENT LIABILITIES			
Non-current provisions		6.926.993	6.418.500
Non-current provisions for employee benefits	13	6.926.993	6.418.500
Deferred Tax Liabilities	21	1.328.625.441	1.021.974.076
Other non-current liabilities	10	17.534.500	16.719.763
Total non-current liabilities		**1.353.086.934**	**1.045.112.339**
Total liabilities		**1.387.512.990**	**1.092.334.264**
EQUITY			
Equity attributable to owners of parent		6.959.076.224	7.192.809.718
Issued capital	14	263.340.000	263.340.000
Inflation Adjustments on Capital	14	3.924.639.504	3.924.639.504
Share Premium (Discount)		1.915.778	1.915.778
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-4.686.311	-4.991.472
Gains (Losses) on Revaluation and Remeasurement		-4.686.311	-4.991.472
Gains (Losses) on Remeasurements of Defined Benefit Plans		-4.686.311	-4.991.472
Restricted Reserves Appropriated From Profits	14	1.937.346.931	1.937.346.931
Prior Years' Profits or Losses		1.070.558.977	1.369.500.745

Current Period Net Profit Or Loss		-234.038.655	-298.941.768
Total equity		**6.959.076.224**	**7.192.809.718**
Total Liabilities and Equity		**8.346.589.214**	**8.285.143.982**

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	15	404.900.168	419.573.374	132.756.279	144.038.539
Cost of sales	15	-200.004.164	-204.291.942	-62.744.484	-71.442.702
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		204.896.004	215.281.432	70.011.795	72.595.837
GROSS PROFIT (LOSS)		204.896.004	215.281.432	70.011.795	72.595.837
General Administrative Expenses	16	-113.167.226	-95.035.824	-37.911.784	-34.990.453
Marketing Expenses		-18.115.628	-13.729.190	-6.043.729	-4.835.323
Other Income from Operating Activities	17	6.431.325	10.461.070	2.172.633	3.334.339
Other Expenses from Operating Activities	17	-8.006.312	-10.154.666	-3.225.950	-1.576.445
PROFIT (LOSS) FROM OPERATING ACTIVITIES		72.038.163	106.822.822	25.002.965	34.527.955
Investment Activity Income		62.949.884	23.155.205	0	11.883.894
Investment Activity Expenses		-36.097.166	0	-36.097.166	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		98.890.881	129.978.027	-11.094.201	46.411.849
Finance income	18	15.343.788	16.245.736	5.330.710	7.034.484
Finance costs	18	-1.772.088	-1.664.748	-20.660	-461.938
Gains (losses) on net monetary position	22	-40.032.874	-33.946.643	-8.870.442	-11.443.619
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		72.429.707	110.612.372	-14.654.593	41.540.776
Tax (Expense) Income, Continuing Operations		-306.468.362	-413.896.857	-61.838.693	-122.194.826
Deferred Tax (Expense) Income		-306.468.362	-413.896.857	-61.838.693	-122.194.826
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-234.038.655	-303.284.485	-76.493.286	-80.654.050
PROFIT (LOSS)		-234.038.655	-303.284.485	-76.493.286	-80.654.050
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent	19	-234.038.655	-303.284.485	-76.493.286	-80.654.050
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
Diluted Earnings (Loss) per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Sulandırılmış Pay Başına Kazanç (Zarar)	19	-0,00889000	-0,01152000	-0,00290000	-0,00306000
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		305.161	844.474	68.216	1.081.124
Gains (Losses) on Remeasurements of Defined Benefit Plans		488.164	1.177.152	94.480	1.483.819
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-183.003	-332.678	-26.264	-402.695
Taxes Relating to Remeasurements of Defined Benefit Plans		-183.003	-332.678	-26.264	-402.695
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**305.161**	**844.474**	**68.216**	**1.081.124**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-233.733.494**	**-302.440.011**	**-76.425.070**	**-79.572.926**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-233.733.494	-302.440.011	-76.425.070	-79.572.926

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		**77.880.334**	**80.247.538**
Profit (Loss)		-234.038.655	-303.284.485
Adjustments to Reconcile Profit (Loss)		**312.650.912**	**412.869.978**
Adjustments for depreciation and amortisation expense	16	19.231.902	15.365.408
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.484.427	-428.100
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	6	1.484.427	-428.100
Adjustments for provisions		2.007.466	2.070.396
Adjustments for (Reversal of) Provisions Related with Employee Benefits		2.007.466	2.070.396
Adjustments for Interest (Income) Expenses		-6.952.151	-10.373.982
Adjustments for Interest Income	18	-8.718.159	-11.881.126
Adjustments for interest expense	18	1.766.008	1.507.144
Adjustments for fair value losses (gains)		-22.107.032	-22.161.044
Adjustments for Fair Value Losses (Gains) of Financial Assets		-22.107.032	-22.161.044
Adjustments for Tax (Income) Expenses		306.468.362	413.896.857
Adjustments for losses (gains) on disposal of non-current assets		-1.763.512	-468.365
Adjustments Related to Gain and Losses on Net Monetary Position		14.281.450	14.968.808
Changes in Working Capital		**407.179**	**-27.631.929**
Decrease (Increase) in Financial Investments		344.827	-42.793.616
Adjustments for decrease (increase) in trade accounts receivable		7.919.048	16.434.338
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		7.919.048	16.434.338
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		397.503	710.148
Decrease (Increase) in Other Related Party Receivables Related with Operations		87.542	
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		309.961	710.148
Adjustments for decrease (increase) in inventories		-27.811	110.398
Decrease (Increase) in Prepaid Expenses		3.012.319	14.645.586
Adjustments for increase (decrease) in trade accounts payable		-11.347.448	-11.955.672
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-11.347.448	-11.955.672
Other Adjustments for Other Increase (Decrease) in Working Capital		108.741	-4.783.111
Decrease (Increase) in Other Assets Related with Operations		-370.876	-545.623
Increase (Decrease) in Other Payables Related with Operations		479.617	-4.237.488
Cash Flows from (used in) Operations		**79.019.436**	**81.953.564**
Payments Related with Provisions for Employee Benefits		-1.139.102	-1.706.026
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-61.757.634**	**-37.261.195**
Proceeds from sales of property, plant, equipment and intangible assets		6.619.277	1.969.674
Proceeds from sales of property, plant and equipment		6.619.277	1.969.674
Purchase of Property, Plant, Equipment and Intangible Assets		-40.751.915	-6.212.312
Purchase of property, plant and equipment	8	-40.751.915	-6.212.312
Cash Outflows from Acquition of Investment Property	7	-27.624.996	-33.018.557
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**4.571.156**	**8.558.613**
Repayments of borrowings		-2.380.995	-1.815.369
Cash Outflows from Other Financial Liabilities		-2.380.995	-1.815.369
Interest paid		-1.766.008	-1.507.144
Interest Received	18	8.718.159	11.881.126
INFLATION EFFECT		-12.885.463	-13.963.147
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		7.808.393	37.581.809
Net increase (decrease) in cash and cash equivalents		7.808.393	37.581.809

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**58.236.698**	**47.427.551**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**66.045.091**	**85.009.360**

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	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]													
Equity at beginning of period		**263.340.000**	**3.924.639.504**	**1.915.778**	**-6.258.407**			**1.937.346.931**	**2.059.994.192**	**-690.493.447**	**7.490.484.551**		**7.490.484.551**
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									-690.493.447	690.493.447			
Total Comprehensive Income (Loss)					844.474						844.474		844.474
Profit (loss)										-303.284.485	-303.284.485		-303.284.485
Other Comprehensive Income (Loss)													
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		**263.340.000**	**3.924.639.504**	**1.915.778**	**-5.413.933**			**1.937.346.931**	**1.369.500.745**	**-303.284.485**	**7.188.044.540**		**7.188.044.540**

Previous Period
01.01.2025 - 30.09.2025

		Equity											
		Equity attributable to owners of parent [member]										Non-controlling interests [member]	
		Issued Capital	Inflation Adjustments on Capital	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]													
Equity at beginning of period		**263.340.000**	**3.924.639.504**	**1.915.778**	**-4.991.472**			**1.937.346.931**	**1.369.500.745**	**-298.941.768**	**7.192.809.718**		**7.192.809.718**
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									-298.941.768	298.941.768			
Total Comprehensive Income (Loss)					305.161						305.161		305.161
Profit (loss)										-234.038.655	-234.038.655		-234.038.655
Other Comprehensive Income (Loss)													
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														
	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		**263.340.000**	**3.924.639.504**	**1.915.778**	**-4.686.311**			**1.937.346.931**	**1.070.558.977**	**-234.038.655**	**6.959.076.224**		**6.959.076.224**