Date and time of publication on KAP: 06.11.2026 18:12:36
https://www.kap.org.tr/en/Bildirim/1694070

KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Non-Consolidated Financial Statements 2026-09

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	66.023.955	48.040.918
Financial Investments	4	173.072.202	151.309.997
Trade Receivables		41.491.182	53.900.892
Trade Receivables Due From Related Parties	6,20	298.194	0
Trade Receivables Due From Unrelated Parties	6	41.192.988	53.900.892
Other Receivables		2.532.757	3.077.861
Other Receivables Due From Related Parties	10,20	360.000	447.542
Other Receivables Due From Unrelated Parties	10	2.172.757	2.630.319
Prepayments	11	12.254.810	14.947.775
Other current assets	10	1.822.235	1.467.607
SUB-TOTAL		**297.197.141**	**272.745.050**
Total current assets		**297.197.141**	**272.745.050**
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	1	20.977.023	20.977.023
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	78.452.938	60.113.972
Right of Use Assets	9	236.939	2.369.392
Intangible assets and goodwill	8	489.010	615.043
Total non-current assets		**8.058.959.867**	**8.014.964.155**
Total assets		**8.356.157.008**	**8.287.709.205**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		228.243	2.609.239
Current Borrowings From Unrelated Parties		228.243	2.609.239
Bank Loans	5	3.485	187.244
Lease Liabilities	5	224.758	2.421.995
Trade Payables		8.206.696	20.373.187
Trade Payables to Related Parties	6,20	0	779.308
Trade Payables to Unrelated Parties	6	8.206.696	19.593.879
Other Payables		174	230
Other Payables to Unrelated Parties		174	230
Deferred Income Other Than Contract Liabilities	10	3.465.093	1.959.987
Current provisions		6.674.432	5.457.376
Current provisions for employee benefits	13	6.674.432	5.457.376
Other Current Liabilities	10	9.146.069	11.079.717
SUB-TOTAL		**27.720.707**	**41.479.736**
Total current liabilities		**27.720.707**	**41.479.736**
NON-CURRENT LIABILITIES			
Non-current provisions		5.221.299	5.229.731
Non-current provisions for employee benefits	13	5.221.299	5.229.731
Deferred Tax Liabilities	21	1.329.118.634	1.022.551.654
Other non-current liabilities	10	17.534.500	16.719.763
Total non-current liabilities		**1.351.874.433**	**1.044.501.148**
Total liabilities		**1.379.595.140**	**1.085.980.884**
EQUITY			
Equity attributable to owners of parent		6.976.561.868	7.201.728.321
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		-2.120.966	-2.974.422
Gains (Losses) on Revaluation and Remeasurement		-2.120.966	-2.974.422
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.120.966	-2.974.422
Restricted Reserves Appropriated From Profits	14	1.937.346.931	1.937.346.931

Prior Years' Profits or Losses		1.077.460.530	1.376.040.543
Current Period Net Profit Or Loss		-226.019.909	-298.580.013
Total equity		**6.976.561.868**	**7.201.728.321**
Total Liabilities and Equity		**8.356.157.008**	**8.287.709.205**

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	15	371.218.817	378.568.503	117.893.171	125.215.716
Cost of sales	15	-195.799.445	-193.681.934	-60.413.288	-65.874.129
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		175.419.372	184.886.569	57.479.883	59.341.587
GROSS PROFIT (LOSS)		175.419.372	184.886.569	57.479.883	59.341.587
General Administrative Expenses	16	-80.629.875	-69.260.127	-26.862.464	-27.337.530
Marketing Expenses		-13.076.835	-10.913.932	-4.130.208	-3.712.598
Other Income from Operating Activities	17	6.417.087	6.857.677	2.158.395	1.169.503
Other Expenses from Operating Activities	17	-7.996.142	-5.518.245	-3.225.950	-924.914
PROFIT (LOSS) FROM OPERATING ACTIVITIES		80.133.607	106.051.942	25.419.656	28.536.048
Investment Activity Income		62.949.884	23.155.206	0	11.883.894
Investment Activity Expenses		-36.097.166	0	-36.097.166	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		106.986.325	129.207.148	-10.677.510	40.419.942
Finance income	18	14.335.501	13.607.287	5.156.663	6.550.672
Finance costs	18	-1.512.948	-1.394.775	-17.874	-885.453
Gains (losses) on net monetary position	22	-39.627.574	-31.960.194	-9.837.991	-10.525.042
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		80.181.304	109.459.466	-15.376.712	35.560.119
Tax (Expense) Income, Continuing Operations		-306.201.213	-414.592.288	-61.883.291	-121.874.530
Deferred Tax (Expense) Income	21	-306.201.213	-414.592.288	-61.883.291	-121.874.530
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-226.019.909	-305.132.822	-77.260.003	-86.314.411
PROFIT (LOSS)		-226.019.909	-305.132.822	-77.260.003	-86.314.411
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent	19	-226.019.909	-305.132.822	-77.260.003	-86.314.411
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)	19	-0,00858000	-0,01159000	-0,00293000	-0,00328000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		853.456	537.474	37.001	444.373
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.219.223	767.820	52.858	634.819
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-365.767	-230.346	-15.857	-190.446
Taxes Relating to Remeasurements of Defined Benefit Plans		-365.767	-230.346	-15.857	-190.446
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**853.456**	**537.474**	**37.001**	**444.373**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-225.166.453**	**-304.595.348**	**-77.223.002**	**-85.870.038**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-225.166.453	-304.595.348	-77.223.002	-85.870.038

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		**85.414.944**	**76.237.322**
Profit (Loss)		-226.019.909	-305.132.822
Adjustments to Reconcile Profit (Loss)		**309.482.234**	**411.745.813**
Adjustments for depreciation and amortisation expense	16	18.415.090	14.678.723
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.484.427	-1.504.298
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables		1.484.427	-1.504.298
Adjustments for provisions		1.718.668	1.952.277
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.718.668	1.952.277
Adjustments for Interest (Income) Expenses		-6.208.994	-8.005.505
Adjustments for Interest Income	18	-7.715.862	-9.242.677
Adjustments for interest expense	18	1.506.868	1.237.172
Adjustments for fair value losses (gains)		-22.107.032	-22.161.044
Adjustments for Fair Value Losses (Gains) of Financial Assets	4	-22.107.032	-22.161.044
Adjustments for Tax (Income) Expenses	21	306.201.213	414.592.288
Adjustments for losses (gains) on disposal of non-current assets	17	-1.763.512	-468.365
Adjustments Related to Gain and Losses on Net Monetary Position		11.742.374	12.661.737
Changes in Working Capital		**2.082.963**	**-29.336.393**
Decrease (Increase) in Financial Investments		344.828	-42.793.616
Adjustments for decrease (increase) in trade accounts receivable		10.925.283	17.922.836
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-298.194	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		11.223.477	17.922.836
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-99.760	23.690
Decrease (Increase) in Other Related Party Receivables Related with Operations		87.542	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-187.302	23.690
Decrease (Increase) in Prepaid Expenses		2.692.965	14.738.588
Adjustments for increase (decrease) in trade accounts payable		-12.166.491	-15.583.132
Increase (Decrease) in Trade Accounts Payables to Related Parties		-779.308	-3.219.191
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-11.387.183	-12.363.941
Other Adjustments for Other Increase (Decrease) in Working Capital		386.138	-3.644.759
Increase (Decrease) in Other Payables Related with Operations		386.138	-3.644.759
Cash Flows from (used in) Operations		**85.545.288**	**77.276.598**
Payments Related with Provisions for Employee Benefits		-130.344	-1.039.276
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-60.357.054**	**-36.525.361**
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	8	-39.351.335	-5.476.478
Cash Outflows from Acquition of Investment Property	7	-27.624.996	-33.018.557
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**3.827.998**	**6.190.136**
Repayments of borrowings		-2.380.996	-1.815.369
Cash Outflows from Other Financial Liabilities		-2.380.996	-1.815.369
Interest paid	18	-1.506.868	-1.237.172
Interest Received	18	7.715.862	9.242.677
INFLATION EFFECT		-10.902.851	-12.328.344
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		17.983.037	33.573.753
Net increase (decrease) in cash and cash equivalents		17.983.037	33.573.753

CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**48.040.918**	**41.711.643**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**66.023.955**	**75.285.396**

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	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**	**-3.604.369**			**1.937.346.931**	**2.066.066.859**	**-690.026.316**	**7.499.678.387**		**7.499.678.387**
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									-690.026.316	690.026.316			
Total Comprehensive Income (Loss)					537.474						537.474		537.474
Profit (loss)										-305.132.822	-305.132.822		-305.132.822
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**	**-3.066.895**			**1.937.346.931**	**1.376.040.543**	**-305.132.822**	**7.195.083.039**		**7.195.083.039**
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**	**-2.974.422**			**1.937.346.931**	**1.376.040.543**	**-298.580.013**	**7.201.728.321**		**7.201.728.321**
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									-298.580.013	298.580.013			
Total Comprehensive Income (Loss)					853.456						853.456		853.456
Profit (loss)										-226.019.909	-226.019.909		-226.019.909
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													

Previous Period
01.01.2025 - 30.09.2025

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**	**-2.120.966**			**1.937.346.931**	**1.077.460.530**	**-226.019.909**	**6.976.561.868**		**6.976.561.868**