Date and time of publication on KAP: 06.11.2026 18:20:42
https://www.kap.org.tr/en/Bildirim/1694214

KAMUYU AYDINLATMA PLATFORMU

HALK 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	28	853.134.338	5.233.847.933
Financial Investments	28	47.033.234	49.957.803
Trade Receivables	5	150.795.894	300.823.878
Inventories	6	13.609.836.658	8.407.651.872
Prepayments	7	93.078.174	106.345.707
Prepayments to Unrelated Parties		93.078.174	106.345.707
Current Tax Assets		173.382.717	147.152.394
Other current assets	14	1.255.500.540	860.293.016
Other Current Assets Due From Related Parties		28.756.711	0
Other Current Assets Due From Unrelated Parties		1.226.743.829	860.293.016
SUB-TOTAL		**16.182.761.555**	**15.106.072.603**
Total current assets		**16.182.761.555**	**15.106.072.603**
NON-CURRENT ASSETS			
Investments in subsidiaries, joint ventures and associates	30	3.668.297.981	3.668.297.981
Trade Receivables	5	0	118.495.045
Trade Receivables Due From Unrelated Parties		0	118.495.045
Investment property	9	84.640.291.877	75.259.934.868
Property, plant and equipment	10	32.699.161	39.260.924
Intangible assets and goodwill		5.961.124	6.547.459
Other intangible assets	11	5.961.124	6.547.459
Prepayments	7	4.771.394.686	4.465.831.311
Prepayments to Related Parties	4	5.590.122	9.327.701
Prepayments to Unrelated Parties		4.765.804.564	4.456.503.610
Total non-current assets		**93.118.644.829**	**83.558.367.588**
Total assets		**109.301.406.384**	**98.664.440.191**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	23	1.629.976.153	335.776.277
Current Borrowings From Related Parties	4	1.624.720.100	331.983.898
Current Borrowings From Unrelated Parties		5.256.053	3.792.379
Current Portion of Non-current Borrowings	23	6.956.485.433	4.392.162.689
Current Portion of Non-current Borrowings from Related Parties	4	6.956.485.433	4.392.162.689
Trade Payables	5	252.966.547	588.995.696
Trade Payables to Related Parties	4	13.468	2.171.364
Trade Payables to Unrelated Parties		252.953.079	586.824.332
Contract Liabilities	8	4.974.358.088	3.742.467.809
Contract Liabilities from Sale of Goods and Service Contracts		4.974.358.088	3.742.467.809
Current tax liabilities, current	21	0	606.224.072
Current provisions		21.024.210	21.253.212
Current provisions for employee benefits	13	21.024.210	21.253.212
Other Current Liabilities	14	67.503.979	241.415.412
Other Current Liabilities to Related Parties		415.455	0
Other Current Liabilities to Unrelated Parties		67.088.524	241.415.412
SUB-TOTAL		**13.902.314.410**	**9.928.295.167**
Total current liabilities		**13.902.314.410**	**9.928.295.167**
NON-CURRENT LIABILITIES			
Long Term Borrowings	23	9.654.453.874	5.708.215.387
Long Term Borrowings From Related Parties	4	9.654.315.963	5.704.840.692
Long Term Borrowings From Unrelated Parties		137.911	3.374.695
Trade Payables	5	13.366.150	4.966.615
Trade Payables To Unrelated Parties		13.366.150	4.966.615
Contract Liabilities	8	0	1.476.791.164
Contract Liabilities from Sale of Goods and Service Contracts		0	1.476.791.164
Non-current provisions	13	12.336.299	11.389.744

Non-current provisions for employee benefits		12.336.299	11.389.744
Deferred Tax Liabilities	21	14.440.952.398	12.103.988.040
Total non-current liabilities		**24.121.108.721**	**19.305.350.950**
Total liabilities		**38.023.423.131**	**29.233.646.117**
EQUITY			
Equity attributable to owners of parent		71.277.983.253	69.430.794.074
Issued capital	15	3.840.000.000	3.840.000.000
Inflation Adjustments on Capital	15	22.787.700.606	22.787.700.606
Treasury Shares (-)	15	-87.300.234	-87.300.234
Share Premium (Discount)	15	1.091.535.475	1.091.535.475
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	15	1.863.569	1.863.569
Gains (Losses) on Revaluation and Remeasurement		1.863.569	1.863.569
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.863.569	1.863.569
Restricted Reserves Appropriated From Profits	15	1.125.429.937	1.125.429.937
Prior Years' Profits or Losses		38.391.516.723	23.513.357.795
Current Period Net Profit Or Loss		4.127.237.177	17.158.206.926
Total equity		**71.277.983.253**	**69.430.794.074**
Total Liabilities and Equity		**109.301.406.384**	**98.664.440.191**

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	16	3.251.131.377	8.874.817.008	1.009.353.725	1.018.752.582
Cost of sales	16	-2.422.740.837	-7.297.211.988	-702.604.452	-404.553.574
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		828.390.540	1.577.605.020	306.749.273	614.199.008
GROSS PROFIT (LOSS)		828.390.540	1.577.605.020	306.749.273	614.199.008
General Administrative Expenses	18	-314.612.307	-234.241.326	-80.351.225	-74.459.631
Marketing Expenses	18	-55.139.100	-99.278.616	-10.759.535	-25.610.677
Other Income from Operating Activities	19	8.825.062.799	10.791.353.245	881.464.229	57.646.877
Other Expenses from Operating Activities	19	-134.786.051	-1.021.389.304	3.791.711	-14.887.864
PROFIT (LOSS) FROM OPERATING ACTIVITIES		9.148.915.881	11.014.049.019	1.100.894.453	556.887.713
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		9.148.915.881	11.014.049.019	1.100.894.453	556.887.713
Finance costs	20	-2.964.226.505	-3.007.947.396	-703.707.285	-1.640.471.408
Gains (losses) on net monetary position	26	279.512.159	2.696.822.134	336.092.596	1.627.946.831
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.464.201.535	10.702.923.757	733.279.764	544.363.136
Tax (Expense) Income, Continuing Operations		-2.336.964.358	-4.459.081.305	-266.978.531	-595.564.260
Current Period Tax (Expense) Income	21	0	-84.506.343	0	-38.203.084
Deferred Tax (Expense) Income	21	-2.336.964.358	-4.374.574.962	-266.978.531	-557.361.176
PROFIT (LOSS) FROM CONTINUING OPERATIONS		4.127.237.177	6.243.842.452	466.301.233	-51.201.124
PROFIT (LOSS)		4.127.237.177	6.243.842.452	466.301.233	-51.201.124
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		4.127.237.177	6.243.842.452	466.301.233	-51.201.124
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		0	-582.090	0	-171.778
Gains (Losses) on Remeasurements of Defined Benefit Plans		0	-582.090	0	-171.778
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**-582.090**	**0**	**-171.778**
TOTAL COMPREHENSIVE INCOME (LOSS)		**4.127.237.177**	**6.243.260.362**	**466.301.233**	**-51.372.902**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		4.127.237.177	6.243.260.362	466.301.233	-51.372.902

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		**-8.941.974.347**	**-8.978.558.984**
Profit (Loss)		4.127.237.177	6.243.842.452
Adjustments to Reconcile Profit (Loss)		**-6.867.428.692**	**-8.794.953.123**
Adjustments for depreciation and amortisation expense	10,11	10.419.433	35.429.371
Adjustments for provisions		2.282.255	-3.365.351
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	-229.002	-6.554.471
Adjustments for (Reversal of) General Provisions	13	2.511.257	3.514.563
Adjustments for (Reversal of) Other Provisions	12	0	-325.443
Adjustments for Interest (Income) Expenses		1.897.830.083	2.825.761.057
Adjustments for Interest Income	19	-1.066.396.422	-182.186.339
Adjustments for interest expense	20	2.964.226.505	3.007.947.396
Adjustments for fair value losses (gains)		-7.607.151.220	-10.395.892.024
Adjustments for Fair Value Losses (Gains) of Investment Property	19	-7.607.151.220	-10.395.892.024
Adjustments for Tax (Income) Expenses		2.336.964.358	4.459.081.306
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property			0
Adjustments Related to Gain and Losses on Net Monetary Position		-3.507.773.601	-5.715.967.482
Changes in Working Capital		**-7.083.250.850**	**-6.361.486.946**
Adjustments for decrease (increase) in trade accounts receivable		91.184.972	-10.281.226
Adjustments for decrease (increase) in inventories		-6.846.773.514	-3.360.282.610
Adjustments for increase (decrease) in trade accounts payable		220.817.947	329.954.631
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-776.018.460	1.118.107.418
Other Adjustments for Other Increase (Decrease) in Working Capital		227.538.205	-4.438.985.159
Decrease (Increase) in Other Assets Related with Operations		100.849.120	-4.430.860.427
Increase (Decrease) in Other Payables Related with Operations		126.689.085	-8.124.732
Cash Flows from (used in) Operations		**-9.823.442.365**	**-8.912.597.617**
Interest received		1.066.396.422	0
Payments Related with Provisions for Employee Benefits	13	0	-1.955.237
Payments Related with Other Provisions		-11.545.687	-9.464.242
Income taxes refund (paid)		-173.382.717	-54.541.888
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-1.774.996.871**	**6.205.289.058**
Proceeds from sales of property, plant, equipment and intangible assets		0	70.831
Proceeds from sales of property, plant and equipment		0	70.831
Purchase of Property, Plant, Equipment and Intangible Assets		-1.791.082	-47.913.797
Purchase of property, plant and equipment	10	-1.697.416	-47.725.846
Purchase of intangible assets	11	-93.666	-187.951
Cash Inflows from Sale of Investment Property		0	7.107.236.250
Cash Outflows from Acquition of Investment Property	9	-1.773.205.789	-854.104.226
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**7.359.260.451**	**3.010.455.851**
Payments to Acquire Entity's Shares or Other Equity Instruments		0	-6.474.194
Payments to Acquire Entity's Shares		0	-6.474.194
Proceeds from borrowings	23	9.780.507.155	2.828.970.159
Dividends Paid		-2.280.047.998	-22.314.732
Interest paid	23	-141.198.706	-1.314.143.851
Interest Received		0	182.186.339
Other inflows (outflows) of cash		0	1.342.232.130
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-3.357.710.767	237.185.925
Net increase (decrease) in cash and cash equivalents		-3.357.710.767	237.185.925
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	28	**5.233.847.933**	**108.151.253**

INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-1.023.773.036	-21.926.579
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	28	**852.364.130**	**323.410.599**

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								
	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**	15	**3.680.000.000**	**22.741.450.887**	**-83.162.729**	**1.092.551.456**	**2.871.117**			**1.108.550.805**	**20.506.864.951**	**3.253.257.113**	**52.302.383.600**	**0**	**52.302.383.600**
	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										3.253.257.113	-3.253.257.113	0	0	0
	Total Comprehensive Income (Loss)						-582.090					6.243.842.452	6.243.260.362	0	6.243.260.362
	Profit (loss)														
	Other Comprehensive Income (Loss)														
	Issue of equity	15	160.000.000	47.570.417						16.879.132	-224.449.549		0	0	0
	Capital Decrease														
	Capital Advance														
	Effect of Merger or Liquidation or Division														
	Effects of Business Combinations Under Common Control														
	Advance Dividend Payments														
	Dividends Paid	15									-22.314.732		-22.314.732	0	-22.314.732
	Decrease through Other Distributions to Owners														
	Increase (Decrease) through Treasury Share Transactions	15		-1.320.707	-4.137.505	-1.015.981							-6.474.193	0	-6.474.193
	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	15	**3.840.000.000**	**22.787.700.597**	**-87.300.234**	**1.091.535.475**	**2.289.027**			**1.125.429.937**	**23.513.357.783**	**6.243.842.452**	**58.516.855.037**	**0**	**58.516.855.037**
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period	15	**3.840.000.000**	**22.787.700.606**	**-87.300.234**	**1.091.535.475**	**1.863.569**			**1.125.429.937**	**23.513.357.795**	**17.158.206.926**	**69.430.794.074**	**0**	**69.430.794.074**
	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										17.158.206.926	-17.158.206.926	0	0	0
	Total Comprehensive Income (Loss)											4.127.237.177	4.127.237.177	0	4.127.237.177
	Profit (loss)														
	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		15									-2.280.047.998		-2.280.047.998	0	-2.280.047.998
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	15	**3.840.000.000**	**22.787.700.606**	**-87.300.234**	**1.091.535.475**	**1.863.569**			**1.125.429.937**	**38.391.516.723**	**4.127.237.177**	**71.277.983.253**	**0**	**71.277.983.253**