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KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Emlak Konut GYO A.S. 2026 3rd Quarter Standalone Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	1.000 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	48.687.060	16.251.956
Financial Investments	4	2.017.546	1.980.010
Trade Receivables		43.406.350	35.754.842
Trade Receivables Due From Related Parties	25	20.711.050	18.047.534
Trade Receivables Due From Unrelated Parties	6	22.695.300	17.707.308
Other Receivables		4.321.229	1.654.102
Other Receivables Due From Unrelated Parties	7	4.321.229	1.654.102
Inventories	8	316.212.305	295.784.114
Prepayments		51.341	16.719
Prepayments to Unrelated Parties	15	51.341	16.719
Other current assets	14	3.730.027	3.705.511
SUB-TOTAL		**418.425.858**	**355.147.254**
Total current assets		**418.425.858**	**355.147.254**
NON-CURRENT ASSETS			
Financial Investments	4	9.146.629	7.575.900
Trade Receivables		6.344.338	9.860.896
Trade Receivables Due From Unrelated Parties	6	6.344.338	9.860.896
Other Receivables		16.927.432	21.332.471
Other Receivables Due From Related Parties	25	16.926.744	21.331.210
Other Receivables Due From Unrelated Parties	7	688	1.261
Investment property	9	6.514.250	5.641.188
Property, plant and equipment	10	1.416.073	1.367.442
Intangible assets and goodwill	11	17.868	24.962
Total non-current assets		**40.366.590**	**45.802.859**
Total assets		**458.792.448**	**400.950.113**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	37.490.956	26.204.543
Current Portion of Non-current Borrowings	5	1.552.350	0
Other Financial Liabilities	5	10.436.391	8.702.214
Trade Payables		30.207.360	32.975.788
Trade Payables to Related Parties	25	2.500.865	20.985.043
Trade Payables to Unrelated Parties	6	27.706.495	11.990.745
Other Payables		2.659.117	3.910.472
Other Payables to Related Parties	25	67.129	6.421
Other Payables to Unrelated Parties	7	2.591.988	3.904.051
Deferred Income Other Than Contract Liabilities		114.899.166	103.848.837
Deferred Income Other Than Contract Liabilities From Related Parties	25	12.945.158	13.269.293
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	101.954.008	90.579.544
Current tax liabilities, current		320.793	1.346.859
Current provisions		570.997	647.366
Current provisions for employee benefits	13	126.479	110.324
Other current provisions	12	444.518	537.042
SUB-TOTAL		**198.137.130**	**177.636.079**
Total current liabilities		**198.137.130**	**177.636.079**
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	32.447.650	32.322.511
Other Financial Liabilities	5	51.235.209	26.614.237
Trade Payables		100.555	219.961
Trade Payables To Unrelated Parties	6	100.555	219.961
Other Payables		457.399	851.120
Other Payables to Unrelated parties	7	457.399	851.120
Deferred Income Other Than Contract Liabilities		4.738	5.890
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	4.738	5.890
Non-current provisions		158.432	183.110

Non-current provisions for employee benefits	13	158.432	183.110
Deferred Tax Liabilities	23	12.244.230	923.210
Total non-current liabilities		**96.648.213**	**61.120.039**
Total liabilities		**294.785.343**	**238.756.118**
EQUITY			
Equity attributable to owners of parent		164.007.105	162.193.995
Issued capital	16	3.800.000	3.800.000
Inflation Adjustments on Capital	16	85.787.414	85.787.414
Treasury Shares (-)		-124.162	-105.196
Share Premium (Discount)		47.076.193	47.076.193
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		51.631	32.480
Gains (Losses) on Revaluation and Remeasurement		51.631	32.480
Restricted Reserves Appropriated From Profits		14.529.491	14.302.858
Other equity interest		-2.830.066	-2.830.066
Prior Years' Profits or Losses		11.431.316	8.181.762
Current Period Net Profit Or Loss		4.285.288	5.948.550
Total equity		**164.007.105**	**162.193.995**
Total Liabilities and Equity		**458.792.448**	**400.950.113**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	1.000 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	17	70.242.998	78.007.657	16.125.573	11.665.344
Cost of sales	17	-45.662.024	-54.845.227	-7.812.165	-7.686.760
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		24.580.974	23.162.430	8.313.408	3.978.584
GROSS PROFIT (LOSS)		24.580.974	23.162.430	8.313.408	3.978.584
General Administrative Expenses	18	-4.097.528	-3.154.529	-1.074.941	-962.918
Marketing Expenses	18	-1.259.678	-1.066.843	-445.402	-502.443
Other Income from Operating Activities	20	4.933.780	7.517.155	1.793.060	1.943.961
Other Expenses from Operating Activities	20	-2.034.822	-2.565.281	-46.604	-120.863
PROFIT (LOSS) FROM OPERATING ACTIVITIES		22.122.726	23.892.932	8.539.521	4.336.321
Investment Activity Income	22	171.942		67.531	
Investment Activity Expenses	22		-90.392		-90.392
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		22.294.668	23.802.540	8.607.052	4.245.929
Finance income	21	8.043.839	1.558.486	3.736.576	526.058
Finance costs	21	-23.277.019	-10.063.896	-9.775.598	-4.508.938
Gains (losses) on net monetary position	26	8.297.960	1.935.132	2.470.076	823.963
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		15.359.448	17.232.262	5.038.106	1.087.012
Tax (Expense) Income, Continuing Operations		-11.074.160	-5.452.099	-3.900.772	-835.384
Current Period Tax (Expense) Income	23	238.653	-1.438.553	-325.840	1.256.422
Deferred Tax (Expense) Income	23	-11.312.813	-4.013.546	-3.574.932	-2.091.806
PROFIT (LOSS) FROM CONTINUING OPERATIONS		4.285.288	11.780.163	1.137.334	251.628
PROFIT (LOSS)		4.285.288	11.780.163	1.137.334	251.628
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		4.285.288	11.780.163	1.137.334	251.628
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		27.358	0	6.976	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		27.358	0	6.976	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-8.207	0	-2.092	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss	23	-8.207	0	-2.092	0
OTHER COMPREHENSIVE INCOME (LOSS)		**19.151**	**0**	**4.884**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**4.304.439**	**11.780.163**	**1.142.218**	**251.628**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		4.304.439	11.780.163	1.142.218	251.628

Statement of cash flows (Indirect Method)

Presentation Currency	1.000 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		**-6.514.006**	**-62.070.362**
Profit (Loss)		4.285.288	11.780.163
Adjustments to Reconcile Profit (Loss)		**14.676.090**	**-2.160.052**
Adjustments for depreciation and amortisation expense	9,10,11,19	163.318	167.472
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.599.687	-9.784.925
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	8	-1.599.687	-9.784.925
Adjustments for provisions		101.400	125.848
Adjustments for (Reversal of) Provisions Related with Employee Benefits		87.370	91.583
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	12,20	14.030	34.265
Adjustments for Interest (Income) Expenses		11.225.820	4.047.863
Adjustments for Interest Income	20,21	-11.717.389	-8.433.836
Adjustments for interest expense	20,21	22.943.209	12.481.699
Adjustments for unrealised foreign exchange losses (gains)		986.765	0
Adjustments for Tax (Income) Expenses	23	11.074.160	5.452.099
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets			0
Adjustments Related to Gain and Losses on Net Monetary Position		-7.275.686	-2.168.409
Changes in Working Capital		**-26.825.005**	**-71.991.934**
Decrease (Increase) in Financial Investments		-459.253	-1.723.545
Adjustments for decrease (increase) in trade accounts receivable		-14.115.422	-23.233.456
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-6.695.452	-9.637.848
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-7.419.970	-13.595.608
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-3.409.390	-22.534.080
Decrease (Increase) in Other Related Party Receivables Related with Operations		-3.409.390	-22.534.080
Adjustments for decrease (increase) in inventories		-17.663.027	16.277.344
Adjustments for increase (decrease) in trade accounts payable		3.897.543	5.166.614
Increase (Decrease) in Trade Accounts Payables to Related Parties		-15.544.126	828.340
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		19.441.669	4.338.274
Adjustments for increase (decrease) in other operating payables		10.278.844	-38.405.517
Increase (Decrease) in Other Operating Payables to Unrelated Parties		10.278.844	-38.405.517
Other Adjustments for Other Increase (Decrease) in Working Capital		-5.354.300	-7.539.294
Cash Flows from (used in) Operations		**-7.863.627**	**-62.371.823**
Interest received		2.139.911	315.847
Payments Related with Provisions for Employee Benefits		-11.752	-14.386
Income taxes refund (paid)		-778.538	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-3.814.123**	**-762.487**
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-1.570.729	0
Purchase of Property, Plant, Equipment and Intangible Assets	9,10,11	-2.243.394	-762.487
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**43.472.776**	**59.759.130**
Payments to Acquire Entity's Shares or Other Equity Instruments		-18.966	0
Proceeds from borrowings	5	104.209.884	100.205.912
Proceeds from Loans		11.709.969	38.001.613
Proceeds From Issue of Debt Instruments		57.357.258	34.430.952
Proceeds from Factoring Transactions	5	1.157.111	0

Proceeds from Other Financial Borrowings	5	33.985.546	27.773.347
Repayments of borrowings	5	-45.775.476	-37.575.420
Loan Repayments		-2.442.075	-13.429.417
Payments of Issued Debt Instruments		-43.333.401	-24.146.003
Increase in Other Payables to Related Parties		250.718	0
Dividends Paid		-2.406.962	-2.149.013
Interest paid		-21.940.425	-8.840.338
Interest Received		9.154.003	8.117.989
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		33.144.647	-3.073.719
Net increase (decrease) in cash and cash equivalents		33.144.647	-3.073.719
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**7.705.265**	**10.200.167**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-3.990.836	-1.800.320
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**36.859.076**	**5.326.128**

Statement of changes in equity [abstract]

Presentation Currency	1.000 TL
Nature of Financial Statements	Unconsolidated

| | | Footnote Reference | Equity | | |

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