

# SALES REPORT

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2026 · Q3 · 01 JANUARY – 30 SEPTEMBER 2026



# 2026 NINE-MONTH RESULTS AND FULL-YEAR TARGETS

TOTAL PRESALES

62.33

billion TL · excl. VAT

UNIT PRICE

129,273

TL/sqm · independent units · +22.0%

INDEPENDENT UNITS

3,269

units · 439,418 sqm

SALES TO FOREIGNERS

890

million TL · 56 units

## 2026 FULL-YEAR TARGETS

Independent units: 7,801 units · 950 thousand sqm gross sellable area · 135.2 billion TL (excl. VAT)

Land sales: 10.2 billion TL

Total presales target: 145.45 billion TL · Net profit target: 13.1 billion TL · Tender target: 60

|                   | UNITS | GROSS sqm | VALUE EXCL. VAT (TL) | TL/sqm  |
|-------------------|-------|-----------|----------------------|---------|
| Independent units | 3,269 | 439,418   | 56,805,041,172       | 129,273 |
| Land sales        | 25    | 464,130   | 5,524,077,631        | 11,902  |
| TOTAL             | 3,294 | 903,548   | 62,329,118,803       | 68,983  |

## UNITS AND LAND ARE SHOWN SEPARATELY

Land accounts for 51.4% of the area sold in 9M2026 but only 8.9% of its value. Combined, the average price would appear as 68,983 TL/sqm, suggesting a 35% price decline; in reality, the independent unit price rose by 22.0%.

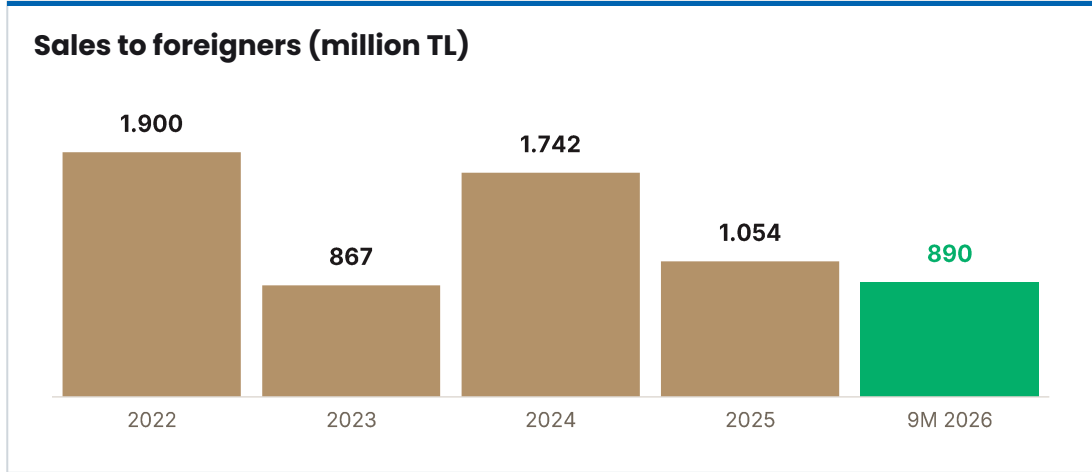
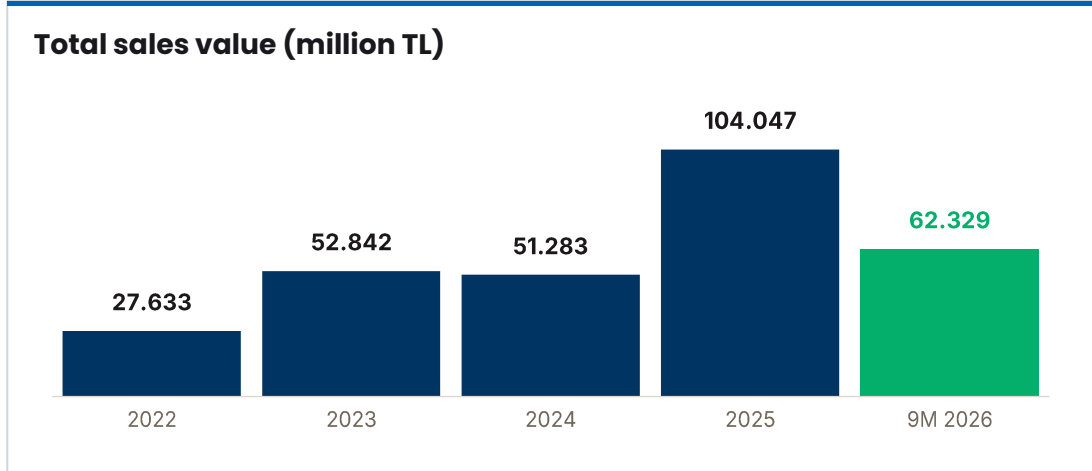
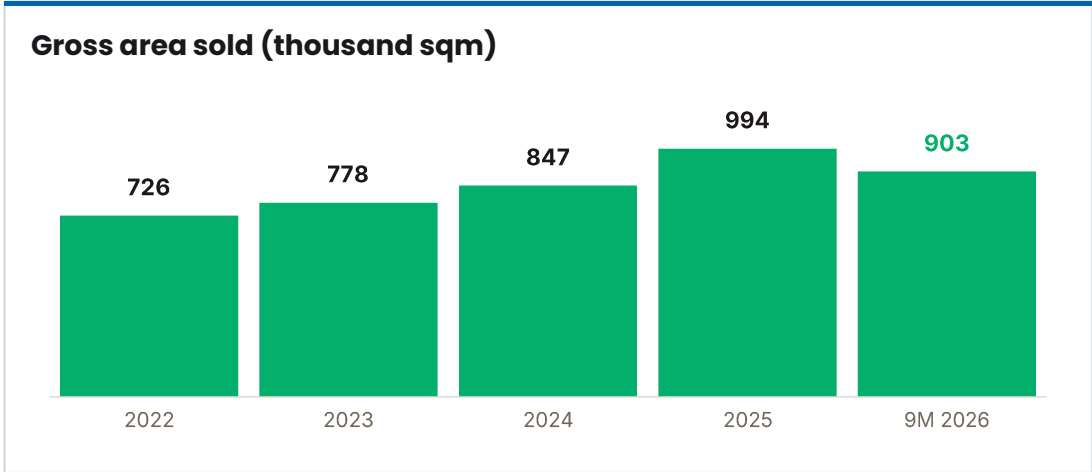
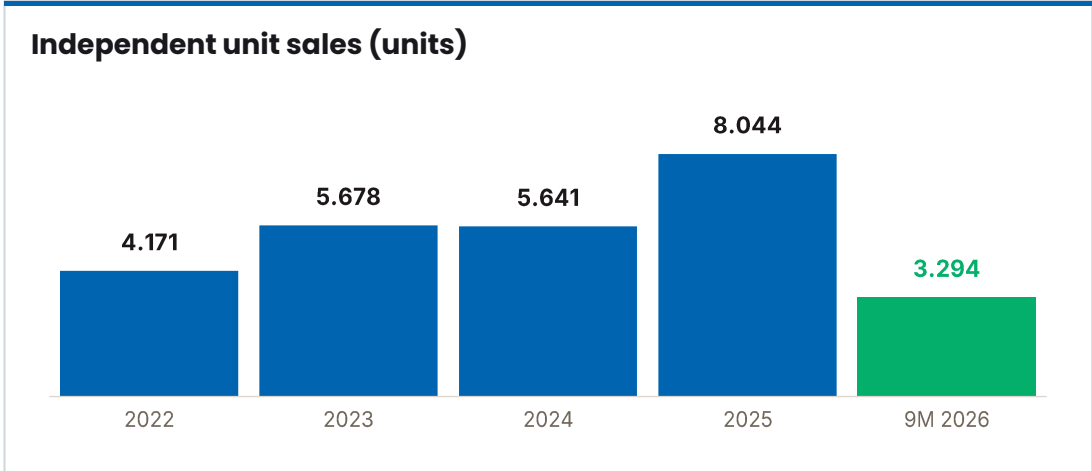
## DISCLAIMER IN THE PDP DISCLOSURE

Real estate sales are a dynamic process. As buyers may exercise their rights of withdrawal or rescission, or the seller may initiate termination procedures under the contract terms, the figures reflected in the final financial statements may differ partially from the presales data.

**This disclaimer is repeated in every sales report as a reminder that presales are a leading indicator, not a commitment.**

# SALES STATISTICS

2022 – 9M 2026 · the 2026 column covers nine months · land sales included



# ONGOING REVENUE SHARING PROJECTS

Presales by project, 9M2026 · projects with sales in 2026

| PROJECT                            | UNITS SOLD | GROSS AREA (sqm) | VALUE EXCL. VAT (TL)  |
|------------------------------------|------------|------------------|-----------------------|
| ALLSANCAK                          | 181        | 30,758           | 2,368,725,786         |
| SENFONİ ETİLER                     | 26         | 5,966            | 2,013,018,688         |
| VADİ PANORAMA EVLERİ               | 63         | 9,997            | 1,090,420,773         |
| HAYAT FLORA 1. ETAP                | 72         | 8,669            | 967,445,782           |
| BATI YAKASI                        | 52         | 7,543            | 934,470,743           |
| PARK YAŞAM ÇINARKÖY                | 36         | 4,480            | 857,488,713           |
| YENİ LEVENT                        | 28         | 3,487            | 848,775,384           |
| ATAŞEHİR 173                       | 36         | 3,576            | 763,056,896           |
| MERKEZ ANKARA                      | 21         | 4,266            | 761,160,661           |
| BAŞAKŞEHİR AVRASYA KONUTLARI CADDE | 67         | 5,212            | 648,044,554           |
| NEZİHPARK BAĞÇEKENT                | 57         | 6,111            | 517,923,782           |
| EVORA İZMİR                        | 34         | 3,657            | 466,241,203           |
| PARK YAŞAM ANTALYA                 | 49         | 4,339            | 435,731,273           |
| EBRULİ KAYAŞEHİR                   | 20         | 3,479            | 412,733,258           |
| BATI YAKASI 2. ETAP                | 17         | 2,263            | 331,351,485           |
| TUAL GÖLYAKA                       | 40         | 2,627            | 326,662,376           |
| MAJÖR GÖLYAKA                      | 12         | 994              | 132,697,030           |
| GÖLYAKA İSTANBUL                   | 1          | 97               | 9,138,614             |
| <b>TOTAL</b>                       | <b>812</b> | <b>107,521</b>   | <b>13,885,087,001</b> |

| TURNKEY · 9M2026                 | UNITS | sqm     | TL             |
|----------------------------------|-------|---------|----------------|
| Ongoing turnkey                  | 1,086 | 124,998 | 12,383,465,846 |
| — Yenişehir Evleri<br>Arnavutköy | 996   | 98,340  | 9,582,751,485  |
| — Bizim Mahalle                  | 78    | 24,698  | 2,420,869,477  |
| — Emlak Konut Çınarköy<br>Evleri | 12    | 1,960   | 379,844,884    |

## PRESALES ≠ REVENUE

A presale is the customer signing a contract; it is a leading indicator of demand and does not enter the income statement at signing.

Revenue is recognised under IFRS 15 when the home is delivered. The gap equals the construction period — typically three to four years.

**Current-period presales indicate future revenue, while current-period revenue reflects the presales of previous years.**

## TURNKEY PROJECTS AND SALES TO FOREIGNERS

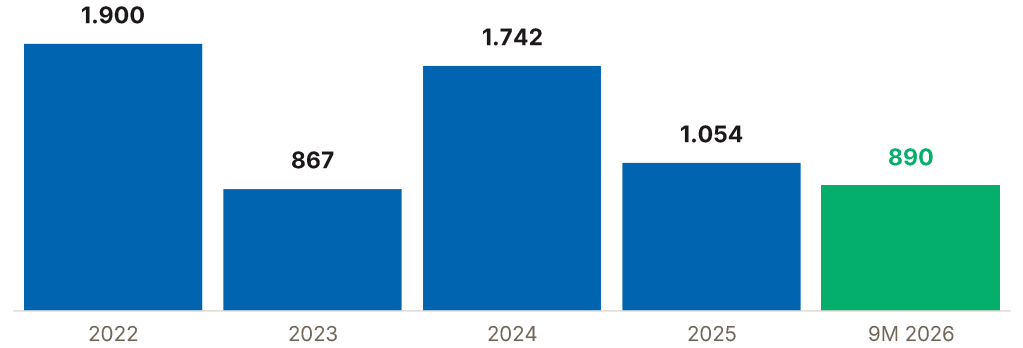
| ONGOING TURNKEY - 9M2026    | UNITS        | GROSS sqm      | EXCL. VAT (TL)        |
|-----------------------------|--------------|----------------|-----------------------|
| Yenişehir Evleri Arnavutköy | 996          | 98,340         | 9,582,751,485         |
| Bizim Mahalle               | 78           | 24,698         | 2,420,869,477         |
| Emlak Konut Çınarköy Evleri | 12           | 1,960          | 379,844,884           |
| <b>TOTAL</b>                | <b>1,086</b> | <b>124,998</b> | <b>12,383,465,846</b> |

### THE ROLE OF THE TURNKEY MODEL

Turnkey is not an alternative to revenue sharing but its precursor. In areas where demand has not yet formed, the first step is taken with this model.

**Once the area becomes a centre of attraction with social facilities and infrastructure, subsequent phases are tendered under the revenue sharing model. It therefore plays a strategic role greater than its balance-sheet value.**

### Sales to foreign nationals (million TL)



### 9M2026 SALES TO FOREIGNERS

**56 independent units - 890,424,141 TL (excl. VAT)**

Sales to foreigners correspond to 1.6% of total independent unit presales value. Having fluctuated since the 2022 peak, they should be read together with changes in exchange-rate and regulatory conditions.

# COMPLETED PROJECTS

Presales by project, 9M2026 · 2026 sales in completed projects

| COMPLETED REVENUE SHARING | UNITS | GROSS sqm | EXCL. VAT (TL) |
|---------------------------|-------|-----------|----------------|
| MEYDAN BAŞAKŞEHİR         | 173   | 33,138    | 5,044,030,153  |
| NİŞANTAŞI KORU            | 1     | 223       | 77,722,772     |
| İDEALİST CADDE / KORU     | 2     | 388       | 36,390,264     |
| KARAT 34                  | 1     | 374       | 21,460,000     |
| TEMAŞEHİR                 | 3     | 28        | 1,791,667      |
| TOTAL                     | 180   | 34,151    | 5,181,394,856  |

| COMPLETED TURNKEY              | UNITS | GROSS sqm | EXCL. VAT (TL) |
|--------------------------------|-------|-----------|----------------|
| KOMŞU FİNANS EVLERİ            | 18    | 2,803     | 359,708,416    |
| SARAÇOĞLU MAHALLESİ            | 17    | 2,056     | 338,803,280    |
| BİZİM MAHALLE 1-2              | 9     | 717       | 187,437,500    |
| EMLAK KONUT VADİ EVLERİ 2.ETAP | 4     | 953       | 99,455,445     |
| BİZİM MAHALLE 1-4              | 1     | 278       | 71,540,000     |
| KUZEY YAKASI                   | 4     | 410       | 46,425,000     |
| SEMT BAHÇEKENT 1-2             | 1     | 237       | 27,291,667     |
| BALIKESİR EMLAK KONUTLARI      | 2     | 226       | 21,349,010     |
| EMLAK KONUT VADİ EVLERİ 1.ETAP | 1     | 192       | 20,881,188     |
| KÖRFEZKENT ÇARŞI               | 1     | 883       | 11,625,000     |
| TOTAL                          | 58    | 8,755     | 1,184,516,506  |

Yenişehir Evleri Arnavutköy and the Bizim Mahalle total are shown under ongoing turnkey projects. Completed projects with no sales in 2026 are not listed.

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