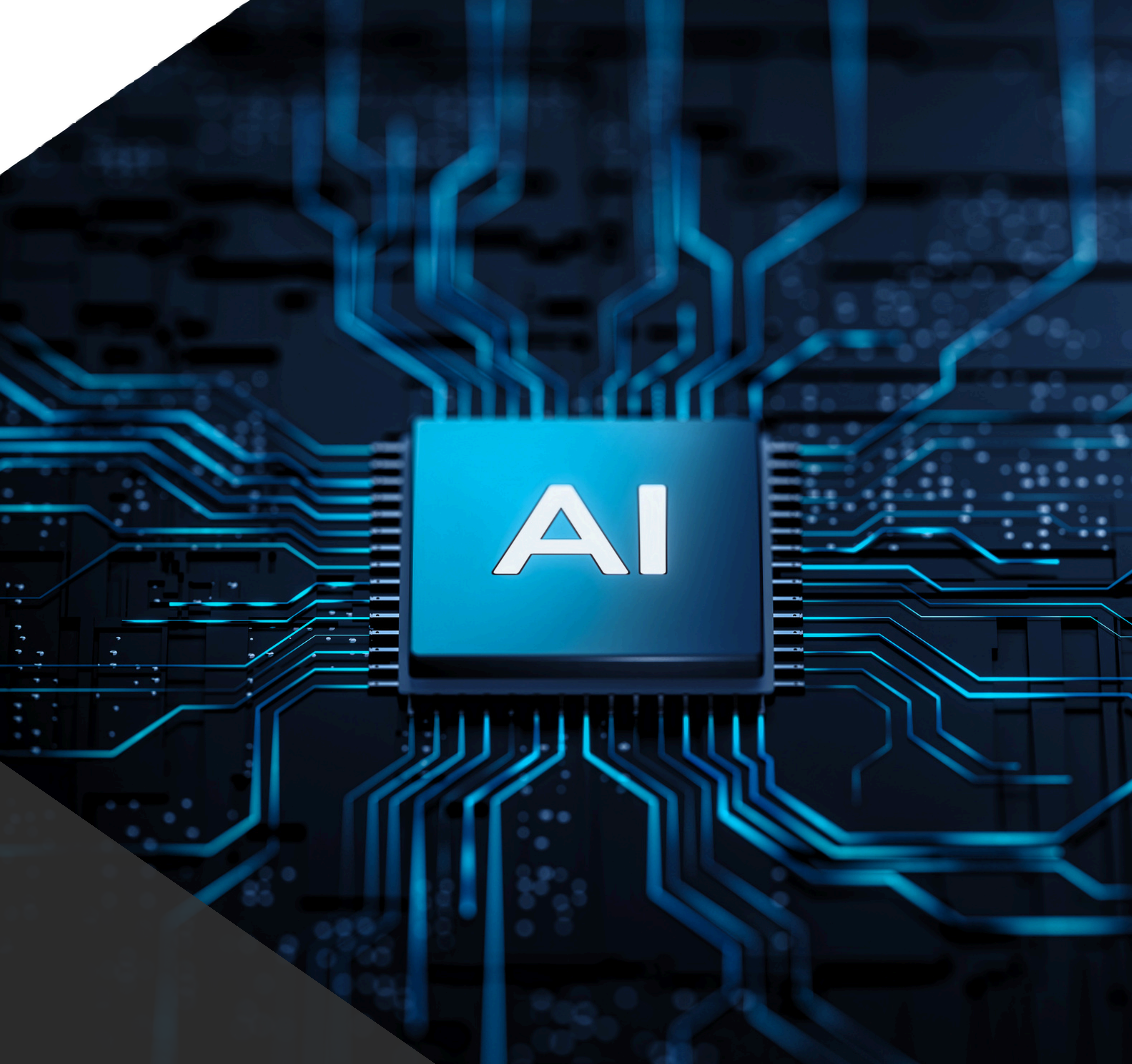
September

2026-09



BDO Denet Monthly Report

FINANCIAL DEVELOPMENTS IN THE LAST MONTH

- AMENDMENTS HAVE BEEN MADE TO THE REGULATION ON THE IMPLEMENTATION OF THE EMPLOYMENT PRESERVATION SUPPORT PROGRAM
- CERTAIN CHANGES HAVE BEEN MADE TO THE DECISION ON PROVIDING PROJECT-BASED STATE AID FOR INVESTMENTS

August 2026 Financial Agenda

Dear Readers,

As we enter the last four months of 2026, the tax agenda remains busy. Although no comprehensive tax law amendments were made in August, the expiration of the deadline for applications for an important arrangement regarding the deferral and installment payment of taxpayers' tax debts was one of the most significant tax agenda items of the month.

As is known, significant amendments were made to the provisions on deferral under article 48 of Law No. 6183 on the Procedure for the Collection of Public Receivables by Law No. 7582 on Amendments to Certain Laws.

With this regulation, the maximum deferral period applicable to public receivables was increased from 36 months to 72 months, and the amount of receivables that may be subject to deferral without security was re-determined. Subsequently, pursuant to a Presidential Decision, the amount of receivables that may be subject to deferral without security was increased to TRY 10 million.

In addition, the General Communiqué on Collection dated 16 June 2026 provided an opportunity to pay certain debts owed to tax offices in installments by applying an interest rate lower than the current deferral interest rate.

Accordingly, for deferral and installment applications to be made for public receivables that had become due as of 5 June 2026 but remained unpaid until 16 June 2026 and fall within the scope of the Communiqué, an annual deferral interest rate of 29% will be applied instead of the annual rate of 39%.

However, Special Consumption Tax and provisional tax debts to be offset against the Personal Income Tax or Corporate Income Tax for 2026, as well as certain ancillary receivables related thereto, have been excluded from the scope of this application.

The first instalments of the deferred debts will begin in September, and taxpayers may benefit from payment terms of up to 12, 36, 48, or 72 months, depending on their financial circumstances and the nature of their debts.

August 2026 Financial Agenda

Another important matter on taxpayers' agenda in August was the obligations relating to the second provisional tax period of 2026.

The deadlines for the submission of Personal Income Tax and Corporate Income Tax provisional tax returns for the April-May-June 2026 period and the payment of the taxes accrued expired in August 2026. For the same period, Corporate Income Tax taxpayers were also required to submit the beneficial owner notification form together with the Corporate Income Tax provisional tax return.

On the other hand, as we approach the end of 2026, the implementation of the Domestic and Global Minimum Top-up Corporate Income Tax continues to remain important.

As is known, this implementation introduces new and comprehensive obligations, particularly for large-scale multinational enterprise groups and domestic enterprise groups meeting certain conditions. During the initial periods of the implementation, taxpayers' close monitoring of secondary legislation and administrative guidance is of great importance for the accurate fulfilment of both calculation and filing and notification obligations.

Various administrative explanations and technical regulations concerning tax practices were also published in August, and in particular, changes regarding electronic return applications and the preparation of returns were among the matters that taxpayers should closely follow.

As we enter the last four months of the year, taxpayers would benefit from assessing not only their existing tax obligations but also year-end transactions and the tax regulations to be applicable in 2027.

You can find the details of all these matters and more in our Bulletins and Announcements published in August 2026.

Sincerely,

İdris Şenyurt
Partner / Tax
BDO Ankara Office

BDO Academy September Training Calendar Published!

We continue to enhance your knowledge and competencies with our expert team in September:

Dates	Training Title
7–12 September 2026	**ISO/IEC 27001 Information Security Management System Lead Auditor Training (CQI and IRCA Approved)**
14–18 September 2026	**ISO 22301:2019 Business Continuity Management System Lead Auditor Training (CQI and IRCA Approved)**
22 September 2026	**Fundamentals of Transfer Pricing Training**
23 September 2026	**Corporate Governance: From Strategy to Operations Training**
24 September 2026	**Avoidance of Double Taxation Treaties and Payments Made Abroad Training**
29 September 2026	**ISO/IEC 42001 Artificial Intelligence (AI) Controls Implementation Training**

Click on the link for detailed information and registration:
https://bdoakademi.com.tr/

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Tax

BULLETIN:
TAX 2026-050
06/08/2026

2027 BUILDING CONSTRUCTION COSTS PER SQUARE METER

As is known, pursuant to Articles 7 and 17 of the Real Estate Tax Law (RETL), the tax base for real estate tax is the tax value.

Pursuant to article 29 of the RETL, the tax value is, for land and plots, the amount calculated based on the unit values determined by the assessment committees in accordance with the provisions of the Tax Procedure Law (TPL) concerning the determination of unit values at the minimum level, and, for buildings, the amount calculated based on the normal construction costs per square meter of buildings to be jointly determined and announced by the Ministry of Treasury and Finance and the Ministry of Environment, Urbanization and Climate Change, together with the value of the land or land share attributable to the building (unit values determined by the assessment committees).

These values are increased each year, starting from the year following the year in which the tax liability begins, at half of the revaluation rate applicable to the preceding year (at the revaluation rate as of 19 December 2025 pursuant to Article 11 of Law No. 7566). With this, the land and plot values to be taken as the basis for real estate tax are determined by assessment committees once every four years pursuant to repeated article 49 of the TPL.

Indeed, the land and plot values per square meter applicable for 2022 and the following three years were re-determined by the assessment committees in 2021, and the values determined for 2022 were applied in 2023, 2024 and 2025 by increasing them by half of the revaluation rate.

The land and plot values per square meter to be applied for 2026 and the following three years were determined and announced by the assessment committees in 2025. Due to the fact that the assessments applicable for 2026 were determined with excessive increases, many taxpayers have resorted to litigation.

In line with the justified criticisms raised by taxpayers, article 10 of Law No. 7566 on Amendments to Tax Laws and Certain Laws and Decree Laws amended the Real Estate Tax Law to limit the increase by providing that the building and land tax values calculated for 2026 may not exceed twice the tax values applicable for 2025. (Temporary Article 23 of the RETL). (See YMM Erdoğan Sağlam’s T24 column.)

Tax

In cases where a tax liability must be established due to circumstances that amend the tax value as specified in article 33 of the Law (such as the acquisition of a building or construction of a building on a vacant plot) (excluding subparagraph 8), the unit values for land and plots determined by the assessment committees are taken into account in calculating the tax value by increasing the unit value of the preceding year each year, starting from the second year following the year in which the assessment is made, at the revaluation rate determined for that year.

The normal construction costs per square meter of buildings to be taken into account for each year are jointly determined and announced each year by the Ministry of Treasury and Finance and the Ministry of Environment, Urbanization and Climate Change.

Accordingly, the normal construction costs per square meter of buildings to be applied in 2027 as the basis for real estate tax were jointly determined and announced in the annex to the Real Estate Tax Law General Communiqué Serial No. 90.

For the Communiqué Serial No. 90 and its annex, please click here.

You can review our Bulletin for details.

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Labor Law and Social Security

BULLETIN:
LABOUR LAW AND SOCIAL SECURITY
2026-038
06/08/2026

ANNOUNCEMENT ON THE UPDATE OF THE PERSONAL INCOME TAX AMOUNT OF THE MINIMUM WAGE EXEMPTION IN WITHHOLDING AND PREMIUM SERVICE RETURNS

The Revenue Administration Digital Tax Office published an Announcement dated 4 August 2026 regarding the update of the minimum wage exemption Personal Income Tax amount in Withholding and Premium Service Returns.

According to the Announcement, effective as of 1 July 2026, the "Minimum Wage Exemption Personal Income Tax" amount has been updated to TRY 4,537.75.

Accordingly, taxpayers who will submit their returns through the e-Declaration system are required to update their Return Preparation Program.

You can review our Bulletin for details.

Labor Law and Social Security

BULLETIN:
LABOUR LAW AND SOCIAL SECURITY
2026-040
31/08/2026

THE REGULATION AMENDING THE REGULATION ON THE IMPLEMENTATION OF THE EMPLOYMENT PRESERVATION SUPPORT PROGRAM HAS BEEN PUBLISHED IN THE OFFICIAL GAZETTE

The “Regulation Amending the Regulation on the Implementation of the Employment Preservation Support Program” was published in the Official Gazette dated 28 August 2026 and numbered 33354.

Under the Regulation, amendments have been made to the provisions of the Regulation published in the Official Gazette dated 3 March 2026 and numbered 33185 regarding the scope of support, payment principles, and credit support to be provided to enterprises holding investment incentive certificates.

The Program will be implemented for insured employees employed under subparagraph 4/1-a of Law No. 5510 in designated manufacturing industry sectors for the period from 1 January 2026 to 31 December 2028.

Employers will be required to maintain the average monthly number of premium days in the reference period determined by the Ministry for at least a six-month preservation period. The decimal portion of the calculated averages will not be taken into account.

Workplaces operating in the fields of textile, clothing, leather and furniture manufacturing, as well as certain button, snap fastener and zipper manufacturing activities, that maintain their employment levels will be provided with support of TRY 3,500 for 30 premium days per month, on a pro rata basis. The NACE code included in the workplace’s SSI registration number will be taken as the basis.

Enterprises that maintain their employment levels may be provided with credit support, taking employment costs into consideration. The credit amount will be calculated by multiplying the monthly average earnings subject to premiums in the reference period by one-sixth of the number of months in the preservation period. For enterprises meeting the technical criteria to be determined by the Ministry, the amount may be increased by one time.

Workplaces with an average number of premium days of zero in the reference period or workplaces for which no return was submitted because no insured employees were employed will not be eligible for the Program.

Applications will be received through an online portal; the processes relating to application, evaluation, payment, monitoring, debt checks and collection of undue payments will be carried out jointly by the Ministry and Small and Medium Industry Development Organization (KOSGEB).

You can review our Bulletin for details.

Incentives and Government Supports

BULLETIN: INCENTIVES AND GOVERNMENT SUPPORTS 2026-008 10/08/2026

DECISION AMENDING THE DECISION ON PROVIDING PROJECT-BASED STATE AID FOR INVESTMENTS

The following amendments were made by the Decision Amending the Decision on Providing Project-Based State Aid for Investments, published in the Official Gazette dated 9 August 2026 and numbered 33335.

Subparagraphs (ğ), (i) and (j) of the first paragraph of article 2 of the Decision on Providing Project-Based State Aid for Investments, which was put into effect by the Council of Ministers Decision dated 17 October 2016 and numbered 2016/9495, have been amended.

To access the Decision and its annexes, click here.

You can review our Bulletin for details.

Featured News and Publications of the Month

BDO Global's International Sustainability Reporting (ISR) Bulletin 2026/05 has been published!

Click on our new bulletin covering the latest developments in sustainability reporting, particularly IFRS S1, IFRS S2 and the European Sustainability Reporting Standards (ESRS).

EMRAH AKIN **Partner - Tax** BDO İstanbul Office	Bloomberg HT	Our Tax Partner Emrah Akın discussed "A New Era in Tax Inspections: The 'Audit Preparation File' and What Has Changed in the Conversion of Foreign-Currency Funds into TRY" on Bloomberg HT on 7 August.
	Bloomberg HT	Our Tax Partner Emrah Akın discussed "Will a 10% Withholding Tax Be Introduced for Money Market Funds and 31 August Deadline for the Deferral of Public Receivables at a Favorable Interest Rate" on Bloomberg HT on 28 August.

Published Articles & Opinion Columns

ERDOĞAN SAĞLAM **Managing Partner - Tax** Sworn Financial Advisor BDO İstanbul Office	T24	My answers to some questions regarding the new asset peace	Read Now
	T24	Is it mandatory to own the assets as of a certain date and certify such ownership in order to benefit from the asset peace?	Read Now
	T24	The statutory interest rate has been changed!	Read Now
ERDAL GÜLEÇ **Partner – Tax** Sworn Financial Advisor BDO İstanbul Office	LinkedIn	Taxation of inflation adjustment differences and revaluation funds withdrawn from the business	Read Now
	LinkedIn	Is a taxpayer who has rescheduled their debt non-compliant for tax purposes?	Read Now
MEHMET ÖZCAN **Partner – Incentives and Government Supports** BDO İstanbul Office	T24	The decrease in the Corporate Income Tax rate has weakened the tax discount support for manufacturing industry investments	Read Now

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