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KAMUYU AYDINLATMA PLATFORMU

İSRA GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş.
Financial Report
Unconsolidated
2026 - 1. 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 31.03.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.172.133	29.903
Financial Investments	5	169.638.621	162.198.079
Other Receivables		23.613.376	29.858.081
Other Receivables Due From Related Parties	3,8	23.101.918	29.500.104
Other Receivables Due From Unrelated Parties	8	511.458	357.977
Prepayments	9	36.068	67.234
Current Tax Assets		506	
Other current assets	10	2.397.251	1.875.987
SUB-TOTAL		**196.857.955**	**194.029.284**
Total current assets		**196.857.955**	**194.029.284**
NON-CURRENT ASSETS			
Other Receivables		29.618	55.020
Other Receivables Due From Unrelated Parties		29.618	55.020
Property, plant and equipment	11	410.551	459.011
Right of Use Assets	13	7.527.829	5.860.196
Intangible assets and goodwill	12	602.764	671.274
Total non-current assets		**8.570.762**	**7.045.501**
Total assets		**205.428.717**	**201.074.785**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		3.030.251	808.801
Current Borrowings From Related Parties		3.030.251	808.801
Lease Liabilities	6	3.030.251	808.801
Trade Payables		5.163.708	2.721.254
Trade Payables to Related Parties	3,7	2.581.203	334.953
Trade Payables to Unrelated Parties	7	2.582.505	2.386.301
Employee Benefit Obligations	15	1.295.339	2.393.660
Other Payables		1.124.649	4.089.741
Other Payables to Unrelated Parties	8	1.124.649	4.089.741
Current tax liabilities, current	23		717.338
Current provisions	15	358.874	338.421
Other Current Liabilities		991	0
Other Current Liabilities to Related Parties		991	
SUB-TOTAL		**10.973.812**	**11.069.215**
Total current liabilities		**10.973.812**	**11.069.215**
NON-CURRENT LIABILITIES			
Long Term Borrowings		3.438.550	4.464.560
Long Term Borrowings From Related Parties		3.438.550	4.464.560
Lease Liabilities	6	3.438.550	4.464.560
Employee Benefit Obligations	15	510.450	541.617
Deferred Tax Liabilities	23	19.543.940	14.891.236
Total non-current liabilities		**23.492.940**	**19.897.413**
Total liabilities		**34.466.752**	**30.966.628**
EQUITY			
Equity attributable to owners of parent		170.961.965	170.108.157
Issued capital	16	125.000.000	125.000.000
Inflation Adjustments on Capital	16	71.079.497	71.079.497
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-112.898	-139.318
Prior Years' Profits or Losses		-25.832.022	-79.155.869
Current Period Net Profit Or Loss		827.388	53.323.847
Total equity		**170.961.965**	**170.108.157**
Total Liabilities and Equity		**205.428.717**	**201.074.785**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	17	9.750.000	1.308.660
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		9.750.000	1.308.660
GROSS PROFIT (LOSS)		9.750.000	1.308.660
General Administrative Expenses	18	-11.269.915	-11.370.911
Other Income from Operating Activities	19		152.399
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.519.915	-9.909.852
Investment Activity Income	20	23.065.304	
Investment Activity Expenses	20		-530
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		21.545.389	-9.910.382
Finance income	21		2.083.375
Finance costs	21	-318.847	-10.129
Gains (losses) on net monetary position	22	-14.399.103	-2.741.988
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.827.439	-10.579.124
Tax (Expense) Income, Continuing Operations		-6.000.051	1.534.300
Deferred Tax (Expense) Income		-6.000.051	1.534.300
PROFIT (LOSS) FROM CONTINUING OPERATIONS		827.388	-9.044.824
PROFIT (LOSS)		827.388	-9.044.824
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		827.388	-9.044.824
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		26.420	52.789
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	37.743	75.413
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		-11.323	-22.624
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		**26.420**	**52.789**
TOTAL COMPREHENSIVE INCOME (LOSS)		**853.808**	**-8.992.035**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		853.808	-8.992.035

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**1.990.986**	**-15.406.253**
Profit (Loss)		827.388	-9.044.824
Adjustments to Reconcile Profit (Loss)		**15.731.090**	**-1.254.807**
Adjustments for depreciation and amortisation expense	10,11	845.171	58.477
Adjustments for provisions	13	27.029	230.954
Adjustments for Interest (Income) Expenses		308.540	10.129
Adjustments for Tax (Income) Expenses		6.000.051	-1.534.300
Adjustments Related to Gain and Losses on Net Monetary Position		8.550.299	-20.067
Changes in Working Capital		**-13.849.648**	**-4.908.415**
Decrease (Increase) in Financial Investments	5	-18.040.023	-130.336
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	6.270.107	-4.009.012
Adjustments for decrease (increase) in inventories			-43.480
Decrease (Increase) in Prepaid Expenses	8	31.166	
Adjustments for increase (decrease) in trade accounts payable	6	2.442.454	129.673
Increase (Decrease) in Employee Benefit Liabilities	13	4.565	
Adjustments for increase (decrease) in other operating payables	7	-4.067.978	-855.260
Other Adjustments for Other Increase (Decrease) in Working Capital		-489.939	
Increase (Decrease) in Other Payables Related with Operations		-489.939	
Cash Flows from (used in) Operations		**2.708.830**	**-15.208.046**
Income taxes refund (paid)	20	-717.844	-198.207
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**0**	**-299.734**
Proceeds from sales of property, plant, equipment and intangible assets		0	19.724
Purchase of Property, Plant, Equipment and Intangible Assets		0	-319.458
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-819.600**	**0**
Payments of Lease Liabilities		-819.600	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.171.386	-15.705.987
Net increase (decrease) in cash and cash equivalents		1.171.386	-15.705.987
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	**29.903**	**33.258.413**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-29.156	0
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**1.172.133**	**17.552.426**

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	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		Retained Earnings				
					Gains/Losses on Revaluation and Remeasurement [member]							
					Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss			
Previous Period 01.01.2025 - 31.03.2025	**Statement of changes in equity [abstract]**											
	Statement of changes in equity [line items]											
	Equity at beginning of period		70.000.000	58.182.781	31.303			-33.465.056	-45.691.263	49.057.765		49.057.765
	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							-45.691.263	45.691.263			
	Total Comprehensive Income (Loss)				52.789				-9.044.824	-8.992.035		-8.992.035
	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											
	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		70.000.000	58.182.781	84.092			-79.156.319	-9.044.824	40.065.730		40.065.730
	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period		125.000.000	71.079.497	-139.318			-79.155.869	53.323.847	170.108.157		170.108.157
	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							53.323.847	-53.323.847	0		0
	Total Comprehensive Income (Loss)				26.420				827.388	853.808		853.808
	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 01.01.2026 - 31.03.2026												
	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		125.000.000	71.079.497	-112.898			-25.832.022	827.388	170.961.965		170.961.965