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KAMUYU AYDINLATMA PLATFORMU

PRM CAPITAL 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	4	4
Financial Investments		29.887.147	29.779.022
Financial Assets at Fair Value Through Profit or Loss		29.887.147	29.779.022
Financial Assets Designated at Fair Value Through Profit or Loss	5	29.887.147	29.779.022
Other Receivables		199.245	209.120
Other Receivables Due From Unrelated Parties	7	199.245	209.120
Prepayments		1.795.763	0
Prepayments to Unrelated Parties	12	1.795.763	0
SUB-TOTAL		**31.882.159**	**29.988.146**
Total current assets		**31.882.159**	**29.988.146**
NON-CURRENT ASSETS			
Deferred Tax Asset	19	667.768	2.255.971
Total non-current assets		**667.768**	**2.255.971**
Total assets		**32.549.927**	**32.244.117**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		0	66.024
Trade Payables to Unrelated Parties	6	0	66.024
Employee Benefit Obligations	8	1.147.646	675.813
Other Payables		280.078	863.163
Other Payables to Related Parties	4	280.078	855.460
Other Payables to Unrelated Parties	7	0	7.703
SUB-TOTAL		**1.427.724**	**1.605.000**
Total current liabilities		**1.427.724**	**1.605.000**
NON-CURRENT LIABILITIES			
Employee Benefit Obligations	8	480.770	470.600
Total non-current liabilities		**480.770**	**470.600**
Total liabilities		**1.908.494**	**2.075.600**
EQUITY			
Equity attributable to owners of parent	13	30.641.433	30.168.517
Issued capital		25.000.000	25.000.000
Inflation Adjustments on Capital		8.521.183	8.521.183
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		19.561	0
Prior Years' Profits or Losses		-3.352.666	0
Current Period Net Profit Or Loss		453.355	-3.352.666
Total equity		**30.641.433**	**30.168.517**
Total Liabilities and Equity		**32.549.927**	**32.244.117**

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	14	0	0
Cost of sales	14	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	15	-3.588.075	-148.059
Marketing Expenses		0	0
Other Income from Operating Activities	16	558.017	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.030.058	-148.059
Investment Activity Income	18	7.524.780	267.151
Investment Activity Expenses	18	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.494.722	119.092
Finance income		0	0
Finance costs	17	-12.884	0
Gains (losses) on net monetary position	25	-2.448.663	-809.934
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.033.175	-690.842
Tax (Expense) Income, Continuing Operations		-1.579.820	546
Deferred Tax (Expense) Income	19	-1.579.820	546
PROFIT (LOSS) FROM CONTINUING OPERATIONS		453.355	-690.296
PROFIT (LOSS)		453.355	-690.296
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		453.355	-690.296
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		19.561	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		27.944	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-8.383	0
Deferred Tax (Expense) Income		-8.383	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**19.561**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**472.916**	**-690.296**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		472.916	-690.296

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		**-1.667.865**	**-671.496**
Profit (Loss)		453.355	-690.296
Adjustments to Reconcile Profit (Loss)		**-158.055**	**1.634**
Adjustments for provisions		38.114	2.180
Adjustments for (Reversal of) Provisions Related with Employee Benefits	8	38.114	2.180
Adjustments for Tax (Income) Expenses	19	1.579.820	-546
Other adjustments for which cash effects are investing or financing cash flow	22	-1.775.989	0
Changes in Working Capital		**-1.963.165**	**17.166**
Decrease (Increase) in Prepaid Expenses	12	-1.795.763	0
Adjustments for increase (decrease) in trade accounts payable		-66.024	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	-66.024	
Increase (Decrease) in Employee Benefit Liabilities	8	471.832	11.486
Adjustments for increase (decrease) in other operating payables		-583.085	10.586
Increase (Decrease) in Other Operating Payables to Related Parties	7	-583.085	10.586
Other Adjustments for Other Increase (Decrease) in Working Capital		9.875	-4.906
Decrease (Increase) in Other Assets Related with Operations	7	9.875	-4.906
Cash Flows from (used in) Operations		**-1.667.865**	**-671.496**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**1.667.865**	**-32.849.683**
Cash Payments to Acquire Equity or Debt Instruments of Other Entities	5	1.667.865	-32.849.683
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**0**	**33.521.183**
Proceeds from Issuing Shares or Other Equity Instruments		0	33.521.183
Proceeds from issuing shares	13	0	33.521.183
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		0	4
Net increase (decrease) in cash and cash equivalents		0	4
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**4**	**0**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		0	0
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**4**	**4**

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]	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							
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	13	**0**	**0**					**0**	**0**	**0**	**0**
	Adjustments Related to Accounting Policy Changes											0
	Adjustments Related to Required Changes in Accounting Policies											0
	Adjustments Related to Voluntary Changes in Accounting Policies											0
	Adjustments Related to Errors											0
	Other Restatements											0
	Restated Balances											0
	Transfers											0
	Total Comprehensive Income (Loss)								-690.296	-690.296	0	-690.296
	Profit (loss)								-690.296	-690.296	0	-690.296
	Other Comprehensive Income (Loss)								0	0	0	0
	Issue of equity		25.000.000	8.521.183						33.521.183	0	33.521.183
	Capital Decrease											0
	Capital Advance											0
	Effect of Merger or Liquidation or Division											0
	Effects of Business Combinations Under Common Control											0
	Advance Dividend Payments											0
	Dividends Paid											0
	Decrease through Other Distributions to Owners											0
	Increase (Decrease) through Treasury Share Transactions											0
	Increase (Decrease) through Share-Based Payment Transactions											0
	Acquisition or Disposal of a Subsidiary											0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity											0
	Transactions with noncontrolling shareholders											0
	Increase through Other Contributions by Owners											0
	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											0
	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											0
	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											0
	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											0
	Increase (decrease) through other changes, equity											0
	Equity at end of period		**25.000.000**	**8.521.183**					**-690.296**	**32.830.887**	**0**	**32.830.887**
	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	13	**25.000.000**	**8.521.183**	**0**			**0**	**-3.352.666**	**30.168.517**	**0**	**30.168.517**
	Adjustments Related to Accounting Policy Changes											0
	Adjustments Related to Required Changes in Accounting Policies											0
	Adjustments Related to Voluntary Changes in Accounting Policies											0
	Adjustments Related to Errors											0
	Other Restatements											0
	Restated Balances											0
	Transfers							-3.352.666	3.352.666			0
	Total Comprehensive Income (Loss)									472.916	0	472.916
	Profit (loss)								453.355	453.355	0	453.355
	Other Comprehensive Income (Loss)				19.561					19.561	0	19.561
	Issue of equity											0
	Capital Decrease											0
	Capital Advance											0
	Effect of Merger or Liquidation or Division											0
	Effects of Business Combinations Under Common Control											0
	Advance Dividend Payments											0
	Dividends Paid											

Current Period 01.01.2026 - 31.03.2026													0
	Decrease through Other Distributions to Owners												0
	Increase (Decrease) through Treasury Share Transactions												0
	Increase (Decrease) through Share-Based Payment Transactions												0
	Acquisition or Disposal of a Subsidiary												0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity												0
	Transactions with noncontrolling shareholders												0
	Increase through Other Contributions by Owners												0
	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												0
	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												0
	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												0
	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												0
	Increase (decrease) through other changes, equity												0
	Equity at end of period		**25.000.000**	**8.521.183**	**19.561**				**-3.352.666**	**453.355**	**30.641.433**	**0**	**30.641.433**