



KAMUYU AYDINLATMA PLATFORMU

FT GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş. Financial Report Unconsolidated 2026 - 1. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

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	5	56.825.690	30.193.905
Trade Receivables	27	9.931.833	3.550.653
Trade Receivables Due From Related Parties	8	9.931.833	3.550.653
Other Receivables	27	2.975.668	1.154.119
Other Receivables Due From Related Parties	9	2.975.668	1.154.119
Prepayments	27	2.177.618	1.718.898
Prepayments to Related Parties	11	2.177.618	1.718.898
SUB-TOTAL		71.910.809	36.617.575
Total current assets		71.910.809	36.617.575
NON-CURRENT ASSETS			
Property, plant and equipment	13	1.777.999	2.294.211
Deferred Tax Asset	28	228.800	886.178
Total non-current assets		2.006.799	3.180.389
Total assets		73.917.608	39.797.964
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		256.084	528.340
Trade Payables to Related Parties	27	0	0
Trade Payables to Unrelated Parties	8	256.084	528.340
Other Payables		9.360.938	443.411
Other Payables to Related Parties	27	0	0
Other Payables to Unrelated Parties	9	9.360.938	443.411
Current provisions		441.487	48.759
Current provisions for employee benefits	18	441.487	48.759
SUB-TOTAL		10.058.509	1.020.510
Total current liabilities		10.058.509	1.020.510
NON-CURRENT LIABILITIES			
Employee Benefit Obligations	18	542.537	435.638
Deferred Tax Liabilities			961.185
Total non-current liabilities		542.537	1.396.823
Total liabilities		10.601.046	2.417.333
EQUITY			
Equity attributable to owners of parent		63.316.562	37.380.631
Issued capital	20	60.000.000	35.000.000
Inflation Adjustments on Capital	20	51.445.136	48.450.353
Prior Years' Profits or Losses	20	-46.176.926	-40.420.744
Current Period Net Profit Or Loss		-1.951.648	-5.648.978
Total equity		63.316.562	37.380.631
Total Liabilities and Equity		73.917.608	39.797.964

Profit or loss [abstract]

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
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	21	10.496.455	1.901.199
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		10.496.455	1.901.199
GROSS PROFIT (LOSS)		10.496.455	1.901.199
General Administrative Expenses	22	-12.305.622	-7.106.281
Other Income from Operating Activities	23	694.539	1.597.049
Other Expenses from Operating Activities	23	-22.643	-575.418
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.137.271	-4.183.451
Investment Activity Income	24	15.675.811	3.906.719
Investment Activity Expenses		-10.476.839	-2.072.052
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.061.701	-2.348.784
Gains (losses) on net monetary position	30	-6.377.861	-3.584.215
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.316.160	-5.932.999
Tax (Expense) Income, Continuing Operations		364.512	284.023
Deferred Tax (Expense) Income	28	364.512	284.023
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.951.648	-5.648.976
PROFIT (LOSS)		-1.951.648	-5.648.976
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-1.951.648	-5.648.976
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Diluted Earnings Per Share			

Statement of 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 Other Comprehensive Income			
PROFIT (LOSS)		-1.951.648	-5.648.976
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-1.951.648	-5.648.976
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-1.951.648	-5.648.976

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		-8.003.875	-2.199.762
Profit (Loss)		-1.951.648	-5.648.976
Profit (Loss) from Continuing Operations		-1.951.648	-5.648.976
Adjustments to Reconcile Profit (Loss)		-3.637.687	-4.918.700
Adjustments for depreciation and amortisation expense	13-14	163.990	157.689
Adjustments for provisions		601.553	373.993
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18	601.553	373.993
Adjustments for Tax (Income) Expenses	28	-364.512	-284.023
Adjustments Related to Gain and Losses on Net Monetary Position		-4.038.718	-5.166.359
Changes in Working Capital		-2.414.540	8.367.914
Adjustments for decrease (increase) in trade accounts receivable	8-27	-3.142.592	-1.883.070
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	9-27	-1.933.210	-954.014
Adjustments for increase (decrease) in trade accounts payable	8-27	-32.629	356.183
Adjustments for increase (decrease) in other operating payables	9-27	3.550.629	-601.388
Other Adjustments for Other Increase (Decrease) in Working Capital		-856.738	11.450.203
Decrease (Increase) in Other Assets Related with Operations		-856.738	-1.072.783
Increase (Decrease) in Other Payables Related with Operations			12.522.986
Cash Flows from (used in) Operations		-8.003.875	-2.199.762
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		0	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		4.008.545	5.235.874
Other inflows (outflows) of cash	7	0	-10.024
Inflation Effect On Financing Activities		4.008.545	5.245.898
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-3.995.330	3.036.112
Net increase (decrease) in cash and cash equivalents		-3.995.330	3.036.112
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	60.821.020	27.157.793
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		56.825.690	30.193.905

[illegible]

	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	20	60,000,000	51,445,136				46,176,926	1,951,648	63,316,562	0	63,316,562