Date and time of publication on KAP: 01.05.2026 00:09:00
https://www.kap.org.tr/en/Bildirim/1600154

KAMUYU AYDINLATMA PLATFORMU

NET VARLIK 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	3	16.096.609	24.516.464
Financial Investments	4	380.030	18.498
Other Receivables		1.538.462	1.387.068
Other Receivables Due From Unrelated Parties	6	1.538.462	1.387.068
Prepayments	7	145.708	262.721
Other current assets	8	485.492	534.246
SUB-TOTAL		**18.646.301**	**26.718.997**
Total current assets		**18.646.301**	**26.718.997**
NON-CURRENT ASSETS			
Other Receivables		110.960	117.871
Other Receivables Due From Unrelated Parties	6	110.960	117.871
Property, plant and equipment	9	4.629.269	4.722.311
Total non-current assets		**4.740.229**	**4.840.182**
Total assets		**23.386.530**	**31.559.179**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	5	868.151	957.597
Employee Benefit Obligations	10	839.394	690.519
Other Payables		50.560	70.719
Other Payables to Unrelated Parties	6	50.560	70.719
SUB-TOTAL		**1.758.105**	**1.718.835**
Total current liabilities		**1.758.105**	**1.718.835**
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	905.646	1.103.475
Non-current provisions		109.027	78.305
Non-current provisions for employee benefits	11	109.027	78.305
Deferred Tax Liabilities	16	211.565	110.091
Total non-current liabilities		**1.226.238**	**1.291.871**
Total liabilities		**2.984.343**	**3.010.706**
EQUITY			
Equity attributable to owners of parent		20.402.187	28.548.473
Issued capital	12	25.000.000	25.000.000
Inflation Adjustments on Capital	12	8.521.803	8.521.803
Current Period Net Profit Or Loss	12	-13.119.616	-4.973.330
Total equity		**20.402.187**	**28.548.473**
Total Liabilities and Equity		**23.386.530**	**31.559.179**

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)			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	13	-7.484.344	
Other Income from Operating Activities	14	5.945	
Other Expenses from Operating Activities	14	-115.389	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-7.593.788	0
Investment Activity Income	15	14.147	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-7.579.641	0
Finance income	16	1.656.663	
Finance costs	16	-158.106	
Gains (losses) on net monetary position	22	-1.963.728	
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-8.044.812	0
Tax (Expense) Income, Continuing Operations		-101.474	0
Deferred Tax (Expense) Income	17	-101.474	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-8.146.286	0
PROFIT (LOSS)		-8.146.286	0
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-8.146.286	
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)		-8.146.286	
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		**0**	**0**
Taxes Relating To Components Of 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**
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-8.146.286**	**0**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		-8.146.286	

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		**-7.116.712**	**0**
Profit (Loss)		-8.146.286	
Adjustments to Reconcile Profit (Loss)		**1.210.384**	**0**
Adjustments for depreciation and amortisation expense	9	370.150	0
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	0
Adjustments for provisions		36.393	0
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	36.393	0
Adjustments for Interest (Income) Expenses		-1.498.557	0
Adjustments for Interest Income	16	-1.656.663	
Adjustments for interest expense	16	158.106	
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	17	101.474	
Adjustments Related to Gain and Losses on Net Monetary Position		2.200.924	
Changes in Working Capital		**-180.810**	**0**
Decrease (Increase) in Financial Investments		-361.532	
Adjustments for decrease (increase) in trade accounts receivable		0	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-95.729	
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-95.729	
Decrease (Increase) in Prepaid Expenses		117.013	
Adjustments for increase (decrease) in trade accounts payable		0	0
Increase (Decrease) in Employee Benefit Liabilities		179.597	
Adjustments for increase (decrease) in other operating payables		-20.159	
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-20.159	
Cash Flows from (used in) Operations		**-7.116.712**	**0**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-277.108**	**0**
Purchase of Property, Plant, Equipment and Intangible Assets		-277.108	0
Purchase of property, plant and equipment		-277.108	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**1.211.282**	**0**
Proceeds from Capital Advances			0
Proceeds from borrowings		-287.275	
Proceeds from Loans		-287.275	
Interest paid	16	-158.106	
Interest Received	16	1.656.663	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-6.182.538	0
Net increase (decrease) in cash and cash equivalents		-6.182.538	0
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	**24.516.464**	
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-2.237.317	
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	**16.096.609**	

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			
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											**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)											0
	Profit (loss)											0
	Other Comprehensive Income (Loss)											0
	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											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											**0**
Current Period 01.01.2026 - 31.03.2026	**Statement of changes in equity [abstract]**											
	Statement of changes in equity [line items]											
	Equity at beginning of period		**25.000.000**	**8.521.803**					**-4.973.330**	**28.548.473**		**28.548.473**
	Adjustments Related to Accounting Policy Changes							-4.973.330	4.973.330	0		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)								-8.146.286	-8.146.286		-8.146.286
	Profit (loss)								-8.146.286	-8.146.286		-8.146.286
	Other Comprehensive Income (Loss)											0
	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											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**	**8.521.803**				**-4.973.330**	**-8.146.286**	**20.402.187**		**20.402.187**