Date and time of publication on KAP: 03.08.2026 17:58:40
https://www.kap.org.tr/en/Bildirim/1642270

KAMUYU AYDINLATMA PLATFORMU

İSRA GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş.
Financial Report
Unconsolidated
2026 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	YEDİTEPE BAĞIMSIZ DENETİM VE YEMİNLİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

Ara Dönem Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

İsra Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi A.Ş.

Yönetim Kurulu'na

Giriş

İsra Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi A.Ş.'nin ("Şirket") 30 Haziran 2026 tarihli ilişikteki özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özet özkaynaklar değişim tablosunun ve özet nakit akış tablosu ile diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standartları 34 "Ara Dönem Finansal Raporlama" (" TMS 34")'ya uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem özet finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem özet finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Diğer Hususlar

Şirket'in 31 Aralık 2025 tarihi itibarıyla hazırlanan finansal tabloları başka bir bağımsız denetim şirketi tarafından denetlenmiş ve 25 Şubat 2026 tarihli bağımsız denetim raporunda olumlu görüş verilmiştir.

Şirket'in 30 Haziran 2025 tarihi itibarıyla hazırlanan finansal tabloları başka bir bağımsız denetim şirketi tarafından denetlenmiş ve 7 Ağustos 2025 tarihli bağımsız denetim raporunda olumlu görüş verilmiştir.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, Şirket'in tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standartı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Yeditepe Bağımsız Denetim ve Yeminli Mali Müşavirlik A.Ş.

(Associate member of PRAXITY AISBL)

Mehmet Saat, YMM

Sorumlu Denetçi

İstanbul, 3 Ağustos 2026

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	2.606.471	32.001
Financial Investments		168.110.192	173.574.349
Other Financial Investments	5	168.110.192	173.574.349
Trade Receivables		28.894.369	31.569.186
Trade Receivables Due From Related Parties	3-7	28.894.369	31.569.186
Other Receivables		571.437	383.084
Other Receivables Due From Unrelated Parties	8	571.437	383.084
Prepayments	11	218.213	71.950
Prepayments to Unrelated Parties	9	218.213	71.950
Current Tax Assets		953	0
Other current assets	12	2.957.752	2.007.565
SUB-TOTAL		**203.359.387**	**207.638.135**
Total current assets		**203.359.387**	**207.638.135**
NON-CURRENT ASSETS			
Other Receivables		16.938	58.879
Other Receivables Due From Unrelated Parties		16.938	58.879
Property, plant and equipment	11	387.489	491.205
Right of Use Assets	13	7.244.085	6.271.219
Intangible assets and goodwill	12	624.766	718.356
Total non-current assets		**8.273.278**	**7.539.659**
Total assets		**211.632.665**	**215.177.794**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		3.030.251	865.528
Current Borrowings From Related Parties		3.030.251	865.528
Lease Liabilities		3.030.251	865.528
Trade Payables		9.662.329	2.912.118
Trade Payables to Related Parties	3-7	759.456	358.446
Trade Payables to Unrelated Parties	7	8.902.873	2.553.672
Employee Benefit Obligations	15	1.636.216	2.561.546
Other Payables		3.920.620	4.376.590
Other Payables to Unrelated Parties	8	3.920.620	4.376.590
Current tax liabilities, current	23	0	767.650
Current provisions		288.511	362.158
Current provisions for employee benefits	15	288.511	362.158
Other Current Liabilities		8.966	0
Other Current Liabilities to Unrelated Parties		8.966	0
SUB-TOTAL		**18.546.893**	**11.845.590**
Total current liabilities		**18.546.893**	**11.845.590**
NON-CURRENT LIABILITIES			
Long Term Borrowings		2.907.041	4.777.696
Long Term Borrowings From Related Parties		2.907.041	4.777.696
Lease Liabilities	6	2.907.041	4.777.696
Non-current provisions		645.016	579.605
Non-current provisions for employee benefits	15	645.016	579.605
Deferred Tax Liabilities	23	19.482.252	15.935.679
Total non-current liabilities		**23.034.309**	**21.292.980**
Total liabilities		**41.581.202**	**33.138.570**
EQUITY			
Equity attributable to owners of parent		170.051.463	182.039.224
Issued capital	16	125.000.000	125.000.000
Inflation Adjustments on Capital	16	84.832.146	84.832.146
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	13	-204.774	-149.090
Other Gains (Losses)		-204.774	-149.090
Prior Years' Profits or Losses		-27.643.832	-84.707.714
Current Period Net Profit Or Loss		-11.932.077	57.063.882

Total equity		170.051.463	182.039.224
Total Liabilities and Equity		211.632.665	215.177.794

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 30.06.2026	Previous Period 01.01.2025 - 30.06.2025	Current Period 3 Months 01.04.2026 - 30.06.2026	Previous Period 3 Months 01.04.2025 - 30.06.2025
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		19.433.865	18.562.461	9.000.000	17.162.012
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		19.433.865	18.562.461	9.000.000	17.162.012
GROSS PROFIT (LOSS)		19.433.865	18.562.461	9.000.000	17.162.012
General Administrative Expenses	18	-22.038.151	-25.033.622	-9.977.764	-12.865.155
Other Income from Operating Activities	19		319.560		156.472
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-2.604.286	-6.151.601	-977.764	4.453.329
Investment Activity Income	20	22.753.716		-1.929.388	
Investment Activity Expenses	20		-1.809		-1.242
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		20.149.430	-6.153.410	-2.907.152	4.452.087
Finance income	21		3.180.747		951.244
Finance costs		-621.155	-68.435	-279.944	-57.596
Gains (losses) on net monetary position	19	-25.486.802	-4.095.845	-10.077.746	-1.161.534
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-5.958.527	-7.136.943	-13.264.842	4.184.201
Tax (Expense) Income, Continuing Operations		-5.973.550	509.040	447.345	-1.132.876
Deferred Tax (Expense) Income	20	-5.973.550	509.040	447.345	-1.132.876
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-11.932.077	-6.627.903	-12.817.497	3.051.325
PROFIT (LOSS)		-11.932.077	-6.627.903	-12.817.497	3.051.325
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent	23	-11.932.077	-6.627.903	-12.817.497	3.051.325
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		-55.684	37.154	-83.957	-19.337
Gains (Losses) on Remeasurements of Defined Benefit Plans		-79.548	53.077	-119.938	-27.625
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		23.864	-15.923	35.981	8.288
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)	20	**-55.684**	**37.154**	**-83.957**	**-19.337**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-11.987.761**	**-6.590.749**	**-12.901.454**	**3.031.988**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-11.987.761	-6.590.749	-12.901.454	3.031.988

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 30.06.2026	Previous Period 01.01.2025 - 30.06.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**4.296.995**	**-101.358.672**
Profit (Loss)		-11.932.077	-6.627.903
Adjustments to Reconcile Profit (Loss)		**23.416.640**	**4.894.794**
Adjustments for depreciation and amortisation expense	10-11	1.805.651	143.250
Adjustments for provisions		-87.784	196.241
Adjustments for (Reversal of) Provisions Related with Employee Benefits	13	-87.784	196.241
Adjustments for Interest (Income) Expenses		596.631	11.578
Adjustments for interest expense		596.631	11.578
Adjustments for Tax (Income) Expenses		5.973.550	-509.040
Adjustments Related to Gain and Losses on Net Monetary Position		15.128.592	5.052.765
Changes in Working Capital		**-6.418.965**	**-99.208.890**
Decrease (Increase) in Financial Investments	5	-13.243.926	-81.803.723
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		2.528.405	-20.219.343
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		2.528.405	-20.219.343
Adjustments for decrease (increase) in inventories			-18.693
Decrease (Increase) in Prepaid Expenses		-146.263	462.280
Adjustments for increase (decrease) in trade accounts payable		6.750.211	1.744.155
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	6.750.211	1.744.155
Increase (Decrease) in Employee Benefit Liabilities	13	-925.330	1.397.148
Adjustments for increase (decrease) in other operating payables		-455.970	305.410
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	-455.970	305.410
Other Adjustments for Other Increase (Decrease) in Working Capital		-926.092	-1.076.124
Increase (Decrease) in Other Payables Related with Operations		-926.092	-1.076.124
Cash Flows from (used in) Operations		**5.065.598**	**-100.941.999**
Payments Related with Provisions for Employee Benefits			-96.676
Income taxes refund (paid)	20	-768.603	-319.997
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**0**	**-541.700**
Purchase of Property, Plant, Equipment and Intangible Assets		0	-541.700
Purchase of intangible assets			-541.700
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-1.639.200**	**72.659.950**
Proceeds from Capital Advances			72.659.950
Repayments of borrowings		-1.639.200	0
Cash Outflows from Other Financial Liabilities		-1.639.200	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		2.657.795	-29.240.422
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		2.657.795	-29.240.422
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**32.001**	**35.591.026**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-83.325	-5.086.331
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**2.606.471**	**1.264.273**

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 - 30.06.2025	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**70.000.000**	**67.173.010**		**33.499**				**-35.812.162**	**-48.895.866**	**52.498.481**		**52.498.481**
	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									-48.895.866	48.895.866			0
	Total Comprehensive Income (Loss)													0
	Profit (loss)													0
	Other Comprehensive Income (Loss)					37.154					-6.627.903	-6.590.749		-6.590.749
	Issue of equity		55.000.000	17.659.950								72.659.950		72.659.950
	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		**125.000.000**	**84.832.960**		**70.653**				**-84.708.028**	**-6.627.903**	**118.567.682**		**118.567.682**
Current Period 01.01.2026 - 30.06.2026	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**125.000.000**	**84.832.146**		**-149.090**				**-84.707.714**	**57.063.882**	**182.039.224**		**182.039.224**
	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	57.063.882	-57.063.882			0
	Total Comprehensive Income (Loss)								21.733					0
	Profit (loss)													0
	Other Comprehensive Income (Loss)					-55.684					-11.932.077	-11.987.761		-11.987.761
	Issue of equity								0					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		**125.000.000**	**84.832.146**		**-204.774**				**-27.643.832**	**-11.932.077**	**170.051.463**		**170.051.463**