



KAMUYU AYDINLATMA PLATFORMU

AĞAOĞLU AVRASYA GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2026 - 2. 3 Monthly Notification

General Information About Financial Statements



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

Independet Audit Comment

Independent Audit Company	REFORM BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

Ağaoğlu Avrasya Gayrimenkul Yatırım Ortaklığı A.Ş.

Genel Kurulu'na

Finansal Tabloların Sınırlı Denetimi

1) Giriş

Ağaoğlu Avrasya Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2026 tarihli ilişikteki finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait kar veya zarar tablosunun, diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun, nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

2) 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 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 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 finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

3) Sonuç

Sınırlı denetimimize göre, ilişikteki ara dönem finansal tabloların Ağaoğlu Avrasya Gayrimenkul Yatırım Ortaklığı A.Ş.'nin 30 Haziran 2026 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme

iliřkin nakit akıřlarının Trkiye Muhasebe Standartlarına uygun olarak, doęru ve gerçeęe uygun bir grnmn saęlamadıęı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi ekmemiřtir.

REFORM BAęIMSIZ DENETİM ANONİM řİRKETİ

İstanbul, 10 Aęustos 2026

Ceyhun GNEN

Sorumlu Deneti

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	5	2.116.920.003	94.236.357
Financial Investments	5	88.743.270	0
Trade Receivables		32.773.803	179.976.976
Trade Receivables Due From Related Parties	6-29	1.498.618	1.500.263
Trade Receivables Due From Unrelated Parties	6	31.275.185	178.476.713
Other Receivables		4.185.592	1.117.885
Other Receivables Due From Unrelated Parties	7	4.185.592	1.117.885
Inventories	9	1.382.513.153	1.411.312.458
Prepayments		17.393.178	5.457.207
Prepayments to Unrelated Parties	11	17.393.178	5.457.207
Current Tax Assets	27	24.645.509	0
Other current assets	19	0	24.134.408
SUB-TOTAL		3.667.174.508	1.716.235.291
Total current assets		3.667.174.508	1.716.235.291
NON-CURRENT ASSETS			
Trade Receivables		0	1.650.876
Trade Receivables Due From Unrelated Parties	6	0	1.650.876
Other Receivables		9.027	10.255
Other Receivables Due From Unrelated Parties	7	9.027	10.255
Investment property	13	16.533.479.888	16.533.479.888
Property, plant and equipment	14	127.358.461	117.559.584
Total non-current assets		16.660.847.376	16.652.700.603
Total assets		20.328.021.884	18.368.935.894
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	5	0	447.076.846
Trade Payables		14.998.798	15.721.886
Trade Payables to Unrelated Parties	6	14.998.798	15.721.886
Employee Benefit Obligations	18	4.873.272	1.875.677
Other Payables		16.163.651	1.081.733
Other Payables to Unrelated Parties	7	16.163.651	1.081.733
Contract Liabilities	8	5.323.265	52.768.483
Deferred Income Other Than Contract Liabilities		11.880.495	23.721.213
Deferred Income Other Than Contract Liabilities from Unrelated Parties	12	11.880.495	23.721.213
Current tax liabilities, current	27	0	13.005.751
Current provisions		1.225.117	671.465
Current provisions for employee benefits	17	1.225.117	671.465
Other Current Liabilities	19	11.481.118	0
SUB-TOTAL		65.945.716	555.923.054
Total current liabilities		65.945.716	555.923.054
NON-CURRENT LIABILITIES			
Other Payables		5.123.405	6.659.406
Other Payables to Unrelated parties	7	5.123.405	6.659.406
Non-current provisions		6.064.474	6.025.516
Non-current provisions for employee benefits	17	6.064.474	6.025.516
Deferred Tax Liabilities	27	3.659.720.892	3.296.308.988
Total non-current liabilities		3.670.908.771	3.308.993.910
Total liabilities		3.736.854.487	3.864.916.964
EQUITY			
Equity attributable to owners of parent		16.591.167.397	14.504.018.930
Issued capital	20	701.000.000	595.348.000
Inflation Adjustments on Capital	20	551.662.643	548.791.908
Share Premium (Discount)	20	2.070.724.296	0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		26.801.020	26.754.890
Gains (Losses) on Revaluation and Remeasurement		26.801.020	26.754.890

Increases (Decreases) on Revaluation of Property, Plant and Equipment	20	25.805.150	25.805.150
Gains (Losses) on Remeasurements of Defined Benefit Plans	20	995.870	949.740
Restricted Reserves Appropriated From Profits	20	47.607.068	13.542.320
Prior Years' Profits or Losses		12.932.237.347	13.171.650.377
Current Period Net Profit Or Loss	28	261.135.023	147.931.435
Total equity		16.591.167.397	14.504.018.930
Total Liabilities and Equity		20.328.021.884	18.368.935.894

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Current Period	Previous Period	Current Period 3	Previous Period
	Footnote Reference	01.01.2026 - 30.06.2026	01.01.2025 - 30.06.2025	Months 01.04.2026 - 30.06.2026	3 Months 01.04.2025 - 30.06.2025
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	21	574.785.159	873.424.074	188.933.588	105.579.713
Cost of sales	21	-37.368.895	-340.122.533	-12.238.142	-8.328.863
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		537.416.264	533.301.541	176.695.446	97.250.850
GROSS PROFIT (LOSS)		537.416.264	533.301.541	176.695.446	97.250.850
General Administrative Expenses	22	-95.825.992	-90.602.269	-58.077.767	-48.853.761
Marketing Expenses	22	-3.360.226	-1.545.765	-2.155.575	-1.154.838
Other Income from Operating Activities	23	14.970.001	11.675.714	4.117.060	3.843.828
Other Expenses from Operating Activities	23	-7.454.029	-78.308.975	-5.433.278	-13.150.693
PROFIT (LOSS) FROM OPERATING ACTIVITIES		445.746.018	374.520.246	115.145.886	37.935.386
Investment Activity Income	24	3.743.276	732.526.826	3.743.276	0
Investment Activity Expenses	24	0	-34.216.767	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		449.489.294	1.072.830.305	118.889.162	37.935.386
Finance income	25	232.185.896	3.366.715	208.544.007	2.448.694
Finance costs	25	-27.042.566	-176.996.553	-19.733.046	-97.719.482
Gains (losses) on net monetary position	26	493.811.428	491.743.066	174.026.412	171.976.639
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.148.444.052	1.390.943.533	481.726.535	114.641.237
Tax (Expense) Income, Continuing Operations		-887.309.029	-939.551.663	-336.537.375	-277.203.683
Current Period Tax (Expense) Income	27	-26.785.579	-44.455.321	-7.046.585	10.800.343
Deferred Tax (Expense) Income	27	-860.523.450	-895.096.342	-329.490.790	-288.004.026
PROFIT (LOSS) FROM CONTINUING OPERATIONS		261.135.023	451.391.870	145.189.160	-162.562.446
PROFIT (LOSS)		261.135.023	451.391.870	145.189.160	-162.562.446
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		261.135.023	451.391.870	145.189.160	-162.562.446
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç	28	0,40600000	0,75800000	0,21000000	-0,27305000
Diluted Earnings Per Share					

Statement of 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 Other Comprehensive Income					
PROFIT (LOSS)		261.135.023	451.391.870	145.189.160	-162.562.446
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		46.130	15.618.489	219.968	-998.826
Gains (Losses) on Revaluation of Property, Plant and Equipment	30	0	23.232.166	0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	30	65.900	-920.038	314.241	-1.426.896
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-19.770	-6.693.639	-94.273	428.070
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment	30	0	-6.969.650	0	0
Taxes Relating to Remeasurements of Defined Benefit Plans	30	-19.770	276.011	-94.273	428.070
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		46.130	15.618.489	219.968	-998.826
TOTAL COMPREHENSIVE INCOME (LOSS)		261.181.153	467.010.359	145.409.128	-163.561.272
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		261.181.153	467.010.359	145.409.128	-163.561.272

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		466.237.159	-39.084.042
Profit (Loss)	28	261.135.023	451.391.870
Profit (Loss) from Continuing Operations	28	261.135.023	451.391.870
Adjustments to Reconcile Profit (Loss)		109.504.691	-492.043.727
Adjustments for depreciation and amortisation expense	14	1.655.951	654.219
Adjustments for Impairment Loss (Reversal of Impairment Loss)		4.076.567	2.423.525
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		4.076.567	2.423.525
Adjustments for provisions	17	658.510	1.191.509
Adjustments for (Reversal of) Provisions Related with Employee Benefits	17	658.510	864.074
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions			327.435
Adjustments for Interest (Income) Expenses		-228.829.062	67.378.004
Adjustments for Interest Income	25	-232.185.896	-3.366.716
Adjustments for interest expense	25	11.480.362	9.273.821
Deferred Financial Expense from Credit Purchases		1.483.930	70.983.297
Unearned Financial Income from Credit Sales		-9.607.458	-9.512.398
Adjustments for unrealised foreign exchange losses (gains)	25	11.112.584	157.725.487
Adjustments for fair value losses (gains)	24	-3.743.276	-686.931.248
Adjustments for Fair Value Losses (Gains) of Investment Property	24	0	-686.931.248
Adjustments for Fair Value Losses (Gains) of Financial Assets		-3.743.276	0
Adjustments for Tax (Income) Expenses	27	887.309.029	939.551.663
Adjustments for losses (gains) on disposal of non-current assets		0	-457.691.363
Adjustments for Losses (Gains) Arised From Sale of Investment Property	21	0	-457.691.363
Adjustments Related to Gain and Losses on Net Monetary Position		-562.735.612	-516.345.523
Changes in Working Capital		160.034.284	53.641.313
Adjustments for decrease (increase) in trade accounts receivable		144.479.957	-343.381.937
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6-29	1.645	-19.394
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	6	144.478.312	-343.362.543
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	-3.066.479	-449.888
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	7	-3.066.479	-449.888
Adjustments for decrease (increase) in inventories	9	28.799.305	8.337.895
Decrease (Increase) in Prepaid Expenses	11	-11.935.971	-3.253.616
Adjustments for increase (decrease) in trade accounts payable	6-29	8.884.370	235.384.492
Increase (Decrease) in Trade Accounts Payables to Related Parties	29	0	212.515.684
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	8.884.370	22.868.808
Increase (Decrease) in Employee Benefit Liabilities	18	2.997.595	3.214.182
Adjustments for Increase (Decrease) in Contract Liabilities	8	-47.445.218	142.636.557
Adjustments for increase (decrease) in other operating payables	7-29	13.545.917	5.900.417
Increase (Decrease) in Other Operating Payables to Unrelated Parties	7	13.545.917	5.900.417
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	12	-11.840.718	-3.041.380
Other Adjustments for Other Increase (Decrease) in Working Capital	19	35.615.526	8.294.591
Decrease (Increase) in Other Assets Related with Operations	19	24.134.408	8.294.591
Increase (Decrease) in Other Payables Related with Operations	19	11.481.118	0

Cash Flows from (used in) Operations		530.673.998	12.989.456
Income taxes refund (paid)	27	-64.436.839	-52.073.498
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-96.454.822	408.127.961
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-84.999.994	
Purchase of Property, Plant, Equipment and Intangible Assets	14-15	-11.454.828	0
Purchase of property, plant and equipment	14	-11.454.828	
Cash Inflows from Sale of Investment Property	13	0	769.764.830
Cash Outflows from Acquisition of Investment Property	13	0	-361.636.869
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.664.731.830	-394.004.873
Proceeds from Issuing Shares or Other Equity Instruments		2.070.724.296	0
Proceeds from issuing shares		2.070.724.296	
Proceeds from Capital Advances	20	105.652.000	
Repayments of borrowings		-376.688.591	-380.085.109
Loan Repayments	5	-376.688.591	-380.085.109
Dividends Paid		-353.279.717	
Interest paid	25	-11.480.362	-17.335.897
Interest Received	5-25	229.804.204	3.416.133
Cash Outflows From Participation (Profit) Shares or Other Financial Instruments			0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		2.034.514.167	-24.960.954
Net increase (decrease) in cash and cash equivalents		2.034.514.167	-24.960.954
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	94.141.419	22.678.391
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-14.212.213	3.248.043
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	2.114.443.373	965.480

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		595.348.000	548.791.908		10.846.110				12.637.020.940	548.171.757	14.340.180.715		14.340.180.715	
	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								13.542.320	534.629.437	-548.171.757			0	
	Total Comprehensive Income (Loss)					-644.027	16.262.516				451.391.870	467.010.359		467.010.359	
	Profit (loss)										451.391.870	451.391.870		451.391.870	
	Other Comprehensive Income (Loss)					-644.027	16.262.516					15.618.489		15.618.489	
	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		595.348.000	548.791.908		-644.027	27.110.626			13.542.320	13.171.650.377	451.391.870	14.807.191.074		14.807.191.074	
	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		595.348.000	548.791.908		949.740	25.805.150			13.542.320	13.171.650.377	147.931.435	14.504.018.930		14.504.018.930
	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								34.064.748	113.866.687	-147.931.435				
	Total Comprehensive Income (Loss)					46.130					261.135.023	261.181.153		261.181.153	
	Profit (loss)										261.135.023	261.135.023		261.135.023	
	Other Comprehensive Income (Loss)					46.130						46.130		46.130	
	Issue of equity		105.652.000	2.870.735	2.070.724.296								2.179.247.031		2.179.247.031
	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 – 30.06.2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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