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KAMUYU AYDINLATMA PLATFORMU

ASREM 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	EREN BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ASREM GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ ANONİM ŞİRKETİ

1 OCAK – 30 HAZİRAN 2026 ARA HESAP DÖNEMİNE AİT

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI BAĞIMSIZ DENETİM RAPORU

Asrem Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi Anonim Şirketi

Finansal Tabloların Bağımsız Denetimi

1) Giriş

Asrem Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi A.Ş.'nin ("Şirket"), 30 Haziran 2026 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait kâr veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin TMS 34 Ara Dönem Finansal Raporlama Standardı'na ("TMS 34") 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 bilgilerin, Asrem Gayrimenkul ve Girişim Sermayesi Portföy Yönetimi A.Ş.'nin 30 Haziran 2026 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standardına uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir hususa rastlanmamıştır.

4) Diğer Husus

Şirket'in 31 Aralık 2025 hesap dönemine ait finansal tabloları başka bir denetim şirketi tarafından denetlenmiş olup, 31 Mart 2026 tarihli denetim raporunda " Olumlu Görüş" verilmiştir.

Eren Bağımsız Denetim Anonim Şirketi

A member firm of Grant Thornton International

Nazım Hikmet

Sorumlu Ortak Baş Denetçi

13 Ağustos 2026

İstanbul, Türkiye

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	57.137	16.822.986
Financial Investments	7	66.529.915	14.471.221
Trade Receivables		5.027.639	0
Trade Receivables Due From Related Parties	4	5.027.639	0
Prepayments	19	2.241.509	26.457
Other current assets	12	1.113.133	341.946
SUB-TOTAL		**74.969.333**	**31.662.610**
Total current assets		**74.969.333**	**31.662.610**
NON-CURRENT ASSETS			
Property, plant and equipment	9	259.303	0
Intangible assets and goodwill	10	429.478	61.292
Deferred Tax Asset	19	472.264	45.064
Total non-current assets		**1.161.045**	**106.356**
Total assets		**76.130.378**	**31.768.966**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Employee Benefit Obligations	11	2.449.233	1.028.291
Other Payables		1.036.467	738.984
Other Payables to Related Parties	4	32.013	37.698
Other Payables to Unrelated Parties	8	1.004.454	701.286
Current provisions		171.188	80.596
Current provisions for employee benefits	11	171.188	80.596
Other Current Liabilities	12	1.160.268	57.609
SUB-TOTAL		**4.817.156**	**1.905.480**
Total current liabilities		**4.817.156**	**1.905.480**
NON-CURRENT LIABILITIES			
Non-current provisions		178.799	61.439
Non-current provisions for employee benefits	11	178.799	61.439
Deferred Tax Liabilities	19	3.215.157	192.561
Total non-current liabilities		**3.393.956**	**254.000**
Total liabilities		**8.211.112**	**2.159.480**
EQUITY			
Equity attributable to owners of parent		67.919.266	29.609.486
Issued capital	13	64.000.000	25.000.000
Inflation Adjustments on Capital	13	14.990.525	13.930.387
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-12.460	-14.464
Gains (Losses) on Revaluation and Remeasurement		-12.460	-14.464
Gains (Losses) on Remeasurements of Defined Benefit Plans	13	-12.460	-14.464
Prior Years' Profits or Losses	13	-9.306.437	-503.088
Current Period Net Profit Or Loss		-1.752.362	-8.803.349
Total equity		**67.919.266**	**29.609.486**
Total Liabilities and Equity		**76.130.378**	**31.768.966**

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	14	4.788.228	0		
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		4.788.228	0		
GROSS PROFIT (LOSS)		4.788.228	0		
General Administrative Expenses	15	-22.136.934	-4.119.218		
Other Income from Operating Activities	16	754.950	80.777		
Other Expenses from Operating Activities	16	-7.331	-1.756		
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-16.601.087	-4.040.197		
Investment Activity Income	17	24.372.478	9.370.340		
Investment Activity Expenses	17	-2.801.955	0		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.969.436	5.330.143		
Finance income	18	1.985.752	0		
Finance costs	18	-84.558	-2.795		
Gains (losses) on net monetary position	20	-6.028.455	-5.332.491		
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		842.175	-5.143		
Tax (Expense) Income, Continuing Operations		-2.594.537	-2.636.673		
Deferred Tax (Expense) Income	19	-2.594.537	-2.636.673		
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.752.362	-2.641.816		
PROFIT (LOSS)		-1.752.362	-2.641.816		
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0		
Owners of Parent		-1.752.362	-2.641.816		
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 (Zarar)	21	-0,03000000	-0,11000000		
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		2.004	5.677		
Gains (Losses) on Remeasurements of Defined Benefit Plans		2.863	8.109		
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-859	-2.432		
Taxes Relating to Remeasurements of Defined Benefit Plans		-859	-2.432		
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		**2.004**	**5.677**		
TOTAL COMPREHENSIVE INCOME (LOSS)		**-1.750.358**	**-2.636.139**		
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		-1.750.358	-2.636.139		

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		**-2.426.826**	**-2.430.072**
Profit (Loss)		-1.752.362	-2.641.816
Profit (Loss) from Continuing Operations		-1.752.362	-2.641.816
Adjustments to Reconcile Profit (Loss)		**4.518.330**	**-341.718**
Adjustments for depreciation and amortisation expense		65.320	0
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-4.131.778	-8.870.908
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Other Financial Assets or Investments		-4.131.778	-8.870.908
Adjustments for provisions		232.234	81.995
Adjustments for (Reversal of) Provisions Related with Employee Benefits		232.234	81.995
Adjustments for Tax (Income) Expenses		2.594.537	2.636.673
Adjustments Related to Gain and Losses on Net Monetary Position		5.758.017	5.810.522
Changes in Working Capital		**-2.977.742**	**553.462**
Adjustments for decrease (increase) in trade accounts receivable		-5.027.639	0
Increase (Decrease) in Employee Benefit Liabilities		1.420.942	522.983
Adjustments for increase (decrease) in other operating payables		297.483	-25.801
Other Adjustments for Other Increase (Decrease) in Working Capital		331.472	56.280
Decrease (Increase) in Other Assets Related with Operations		-771.187	-44.525
Increase (Decrease) in Other Payables Related with Operations		1.102.659	100.805
Cash Flows from (used in) Operations		**-211.774**	**-2.430.072**
Income taxes refund (paid)		-2.215.052	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-50.802.046**	**2.225.643**
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		0	2.225.643
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-50.109.237	0
Purchase of Property, Plant, Equipment and Intangible Assets		-692.809	0
Purchase of property, plant and equipment		-291.323	0
Purchase of intangible assets		-401.486	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**39.000.000**	**0**
Proceeds from Capital Advances		39.000.000	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-14.228.872	-204.429
Net increase (decrease) in cash and cash equivalents		-14.228.872	-204.429
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**16.822.986**	**287.394**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-2.536.977	-43.340
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**57.137**	**39.625**

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 - 30.06.2025	**Statement of changes in equity [abstract]**											
	Statement of changes in equity [line items]											
	Equity at beginning of period	13	**25.000.000**	**13.930.387**	**0**			**0**	**-503.142**	**38.427.245**	**0**	**38.427.245**
	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							-503.142	503.142	0	0	0
	Total Comprehensive Income (Loss)											
	Profit (loss)							0	-2.641.816	-2.641.816	0	-2.641.816
	Other Comprehensive Income (Loss)				5.677					5.677	0	5.677
	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	13	**25.000.000**	**13.930.387**	**5.677**			**-503.142**	**-2.641.816**	**35.791.106**	**0**	**35.791.106**
	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period	13	**25.000.000**	**13.930.387**	**-14.464**			**-503.088**	**-8.803.349**	**29.609.486**	**0**	**29.609.486**
	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							-8.803.349	8.803.349	0	0	0
	Total Comprehensive Income (Loss)											
	Profit (loss)							0	-1.752.362	-1.752.362	0	-1.752.362
	Other Comprehensive Income (Loss)				2.004					2.004	0	2.004
	Issue of equity		39.000.000	1.060.138						40.060.138	0	40.060.138
	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												
	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	13	**64.000.000**	**14.990.525**	**-12.460**			**-9.306.437**	**-1.752.362**	**67.919.266**	**0**	**67.919.266**