KAMUYU AYDINLATMA PLATFORMU

NEO 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

NEO PORTFÖY YÖNETİMİ A.Ş.

ARA DÖNEM FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Neo Portföy Yönetimi Anonim Şirketi

Genel Kurulu'na

A. Finansal Tabloların Bağımsız Denetimi

Giriş

Neo Portföy Yönetimi Anonim Şirketi'nin (Şirket) 30 Haziran 2026 tarihli ilişikteki finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile açıklayıcı dipnotlarının 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.

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 vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin, Neo Portföy Yönetimi Anonim Şirketi'nin 30 Haziran 2026 tarihi itibarıyla finansal durumunun ve aynı tarihte sona eren altı aylık döneme ilişkin finansal performansının ve nakit akışının TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

EREN Bağımsız Denetim A.Ş.

Member Firm of GRANT THORNTON International

Erdinç Çetinkaya

Sorumlu Denetçi

İstanbul, 14 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	5.676.063	30.603.539
Financial Investments		308.996.810	300.045.862
Financial Assets Available-for-sale	5	308.996.810	300.045.862
Trade Receivables		110.981.797	111.913.119
Trade Receivables Due From Related Parties	6	109.078.736	111.201.878
Trade Receivables Due From Unrelated Parties	7	1.903.061	711.241
Other Receivables		3.733.862	4.749.747
Other Receivables Due From Unrelated Parties	8	3.733.862	4.749.747
Prepayments		4.213.094	1.166.683
Prepayments to Unrelated Parties	9	4.213.094	1.166.683
Other current assets		42.500	
Other Current Assets Due From Unrelated Parties	12	42.500	
SUB-TOTAL		**433.644.126**	**448.478.950**
Total current assets		**433.644.126**	**448.478.950**
NON-CURRENT ASSETS			
Property, plant and equipment		36.142.678	37.714.467
Vehicles	10	4.407.437	5.142.013
Fixtures and fittings	10	5.857.183	4.525.202
Leasehold Improvements	10	25.878.058	28.047.252
Intangible assets and goodwill		81.265	85.362
Other Rights	11	81.265	85.362
Deferred Tax Asset	15		162.350
Total non-current assets		**36.223.943**	**37.962.179**
Total assets		**469.868.069**	**486.441.129**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		46.467.391	38.552.630
Trade Payables to Related Parties	6	25.057.663	
Trade Payables to Unrelated Parties	7	21.409.728	38.552.630
Employee Benefit Obligations	14	493.123	353.476
Other Payables		5.816.888	6.528.445
Other Payables to Unrelated Parties	8	5.816.888	6.528.445
Current tax liabilities, current	15	10.966.357	7.247.142
Current provisions		12.069.146	34.632.247
Current provisions for employee benefits	14	12.069.146	34.632.247
Other Current Liabilities		15.370.987	13.740.458
Other Current Liabilities to Unrelated Parties	12	15.370.987	13.740.458
SUB-TOTAL		**91.183.892**	**101.054.398**
Total current liabilities		**91.183.892**	**101.054.398**
NON-CURRENT LIABILITIES			
Other Payables		120.417	141.805
Other Payables to Unrelated parties	12	120.417	141.805
Non-current provisions		3.200.543	3.029.696
Non-current provisions for employee benefits	14	3.200.543	3.029.696
Deferred Tax Liabilities	15	132.729	
Total non-current liabilities		**3.453.689**	**3.171.501**
Total liabilities		**94.637.581**	**104.225.899**
EQUITY			
Equity attributable to owners of parent		375.230.488	382.215.230
Issued capital	17	37.000.000	37.000.000
Inflation Adjustments on Capital	17	128.114.980	128.114.980
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		69.383	213.014
Gains (Losses) on Revaluation and Remeasurement		69.383	213.014
Gains (Losses) on Remeasurements of Defined Benefit Plans	14	69.383	213.014
Restricted Reserves Appropriated From Profits		4.459.530	4.459.530

Legal Reserves	17	2.140.990	2.140.990
Other Restricted Profit Reserves	17	2.318.540	2.318.540
Prior Years' Profits or Losses	17	212.427.706	147.560.769
Current Period Net Profit Or Loss	16	-6.841.111	64.866.937
Total equity		**375.230.488**	**382.215.230**
Total Liabilities and Equity		**469.868.069**	**486.441.129**

Profit or loss [abstract]

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
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	18	550.406.894	386.412.126	285.242.055	197.604.677
Cost of sales	18	-27.141.741	-4.343.314	-21.915.871	-2.098.193
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		523.265.153	382.068.812	263.326.184	195.506.484
GROSS PROFIT (LOSS)		523.265.153	382.068.812	263.326.184	195.506.484
General Administrative Expenses	19	-443.709.770	-235.614.524	-249.728.804	-113.419.799
Other Income from Operating Activities	20	1.662.790	5.854.958	1.138.058	3.035.806
Other Expenses from Operating Activities	20	-175.491	-3.073.046	-119.353	-1.579.225
PROFIT (LOSS) FROM OPERATING ACTIVITIES		81.042.682	149.236.200	14.616.085	83.543.266
Investment Activity Income	21	3.341.560	162.197.827	1.085.273	-145.083.025
Investment Activity Expenses	21	-7.988.091	-122.629.588	20.334.874	192.104.970
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		76.396.151	188.804.439	36.036.232	130.565.211
Finance costs	24	-9.086.228	-101.290.424	-2.229.124	-65.503.051
Gains (losses) on net monetary position	28	-54.740.125	-45.387.377	-22.825.226	-17.550.938
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		12.569.798	42.126.638	10.981.882	47.511.222
Tax (Expense) Income, Continuing Operations		-19.410.909	-15.646.241	-14.116.100	-13.076.949
Current Period Tax (Expense) Income	15	-19.054.274	-15.819.626	-13.215.991	-12.693.806
Deferred Tax (Expense) Income	15	-356.635	173.385	-900.109	-383.143
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-6.841.111	26.480.397	-3.134.218	34.434.273
PROFIT (LOSS)		-6.841.111	26.480.397	-3.134.218	34.434.273
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent	16	-6.841.111	26.480.397	-3.134.218	34.434.273
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 - 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)	16	-6.841.111	26.480.397	-3.134.218	34.434.273
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		**143.631**	**467.230**	**79.088**	**1.305.133**
Gains (Losses) on Remeasurements of Defined Benefit Plans	14	205.187	667.473	112.983	1.864.477
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-61.556	-200.243	-33.895	-559.344
Deferred Tax (Expense) Income	15	-61.556	-200.243	-33.895	-559.344
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		**0**			
OTHER COMPREHENSIVE INCOME (LOSS)		**143.631**	**467.230**	**79.088**	**1.305.133**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-6.697.480**	**26.947.627**	**-3.055.130**	**35.739.406**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-6.697.480	26.947.627	-3.055.130	35.739.406

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		**31.010.279**	**71.495.724**
Profit (Loss)		-6.841.111	26.480.397
Profit (Loss) from Continuing Operations	16	-6.841.111	26.480.397
Adjustments to Reconcile Profit (Loss)		**56.584.417**	**64.445.199**
Adjustments for depreciation and amortisation expense	22	4.573.871	1.935.664
Adjustments for Impairment Loss (Reversal of Impairment Loss)			-12.027
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables			-12.027
Adjustments for provisions		-22.140.488	1.487.945
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	-22.140.488	1.487.945
Adjustments for Tax (Income) Expenses		19.410.909	15.646.240
Adjustments Related to Gain and Losses on Net Monetary Position	28	54.740.125	45.387.377
Changes in Working Capital		**-1.597.613**	**-7.048.429**
Decrease (Increase) in Financial Investments	5	-8.950.948	30.105.395
Adjustments for decrease (increase) in trade accounts receivable		931.322	-31.780.629
Decrease (Increase) in Trade Accounts Receivables from Related Parties	6	2.123.142	-32.086.955
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	7	-1.191.820	306.326
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.015.885	-5.545.981
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	8	1.015.885	-5.545.981
Decrease (Increase) in Prepaid Expenses	9	-3.046.411	-1.665.657
Adjustments for increase (decrease) in trade accounts payable		7.914.761	648.239
Increase (Decrease) in Trade Accounts Payables to Related Parties	6	25.057.663	
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	7	-17.142.902	648.239
Increase (Decrease) in Employee Benefit Liabilities	14	139.647	-766.476
Adjustments for increase (decrease) in other operating payables		-732.945	1.200.405
Increase (Decrease) in Other Operating Payables to Unrelated Parties	8	-732.945	1.200.405
Other Adjustments for Other Increase (Decrease) in Working Capital		1.131.076	756.275
Decrease (Increase) in Other Assets Related with Operations		-42.500	
Increase (Decrease) in Other Payables Related with Operations		1.173.576	756.275
Cash Flows from (used in) Operations		**48.145.693**	**83.877.167**
Income taxes refund (paid)	15	-15.335.059	-11.887.289
Inflation Effect On Operating Activities	28	-1.800.355	-494.154
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**1.709.777**	**-25.754.313**
Purchase of Property, Plant, Equipment and Intangible Assets		-2.997.985	-26.209.704
Purchase of property, plant and equipment	10, 11	-2.997.985	-26.209.704
Inflation Effect On Investing Activities	28	4.707.762	455.391
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-57.647.532**	**-45.348.614**
Inflation Effect On Financing Activities	28	-57.647.532	-45.348.614
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-24.927.476	392.797
Net increase (decrease) in cash and cash equivalents		-24.927.476	392.797
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**25.987.766**	**853.796**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		4.615.773	142.362
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**5.676.063**	**1.388.955**

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		Restricted Reserves Appropriated From Profits [member]	Other reserves [member]	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	17	37.000.000	128.114.980	210.262			2.140.990	2.318.540	6.545.873	141.014.896		317.345.542		317.345.542
	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									141.014.896	-141.014.896		0		0
	Total Comprehensive Income (Loss)				-467.230						26.480.397		26.013.166		26.013.166
	Profit (loss)										26.480.397		26.480.397		26.480.397
	Other Comprehensive Income (Loss)				-467.230								-467.231		-467.231
	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	17	37.000.000	128.114.980	-256.968			2.140.990	2.318.540	147.560.769	26.480.397		343.358.708		343.358.708
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period	17	37.000.000	128.114.980	213.014			2.140.990	2.318.540	147.560.769	64.866.937		382.215.230		382.215.230
	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									64.866.937	-64.866.937		-6.984.742		-6.984.742
	Total Comprehensive Income (Loss)				-143.631						-6.841.111				
	Profit (loss)										-6.841.111		-6.841.111		-6.841.111
	Other Comprehensive Income (Loss)				-143.631								-143.631		-143.631
	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														

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	17	**37.000.000**	**128.114.980**	**69.383**					**2.140.990**	**2.318.540**		**212.427.706**	**-6.841.111**	**375.230.488**		**375.230.488**