KAMUYU AYDINLATMA PLATFORMU

METRO PORTFÖY YÖNETİMİ A.Ş.
Financial Report
Unconsolidated
2026 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

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

Ara Dönem Özet Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

Metro Portföy Yönetimi Anonim Şirketi Yönetim Kurulu'na

Giriş

Metro Portföy Yönetimi Anonim Şirketi'nin ("Şirket") 30 Haziran 2026 tarihli ilişikteki özet finansal durum tablosunu, aynı tarihte sona eren altı aylık dönemine ait özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özet özkaynak değişim tablosunun ve nakit akış tablosu ile diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" standardı "TMS 34")'na 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 Standartları'na 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, Şirket'in tüm önemli yönleriyle, TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

BD Bağımsız Denetim ve Yeminli Mali Müşavirlik A.Ş.

Cemile ALBAŞ

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	115.933.709	16.855.694
Financial Investments	5	64.121.720	56.859.927
Trade Receivables		922.766	2.114.858
Trade Receivables Due From Related Parties	3-6	730.021	1.901.583
Trade Receivables Due From Unrelated Parties	6	192.745	213.275
Other Receivables		4.244.797	3.106.405
Other Receivables Due From Unrelated Parties	7	4.244.797	3.106.405
Prepayments		1.436.237	459.611
Prepayments to Unrelated Parties		1.436.237	459.611
SUB-TOTAL		**186.659.229**	**79.396.495**
Total current assets		**186.659.229**	**79.396.495**
NON-CURRENT ASSETS			
Property, plant and equipment		361.869	420.324
Right of Use Assets		722.124	905.081
Deferred Tax Asset	11	7.246.221	8.893.693
Total non-current assets		**8.330.214**	**10.219.098**
Total assets		**194.989.443**	**89.615.593**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings		641.800	541.255
Current Portion of Non-current Borrowings from Related Parties		641.800	541.255
Lease Liabilities		641.800	541.255
Trade Payables		57.960	2.697
Trade Payables to Related Parties	3-6	3.241	1.166
Trade Payables to Unrelated Parties	6	54.719	1.531
Employee Benefit Obligations		744.584	697.488
Other Payables		101.846.040	142.850
Other Payables to Related Parties	3-7	101.785.590	0
Other Payables to Unrelated Parties	7	60.450	142.850
Current tax liabilities, current	11	0	34.531
Current provisions		1.335.042	1.665.906
Current provisions for employee benefits		1.335.042	868.903
Other current provisions		0	797.003
SUB-TOTAL		**104.625.426**	**3.084.727**
Total current liabilities		**104.625.426**	**3.084.727**
NON-CURRENT LIABILITIES			
Long Term Borrowings		218.623	375.959
Long Term Borrowings From Related Parties		218.623	375.959
Lease Liabilities		218.623	375.959
Non-current provisions		1.699.244	1.556.454
Non-current provisions for employee benefits		1.699.244	1.556.454
Total non-current liabilities		**1.917.867**	**1.932.413**
Total liabilities		**106.543.293**	**5.017.140**
EQUITY			
Equity attributable to owners of parent		88.446.150	84.598.453
Issued capital	8	50.000.000	50.000.000
Inflation Adjustments on Capital	8	66.415.930	66.415.930
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-809.984	-598.967
Gains (Losses) on Revaluation and Remeasurement		-809.984	-598.967
Gains (Losses) on Remeasurements of Defined Benefit Plans	8	-809.984	-598.967
Restricted Reserves Appropriated From Profits	8	2.551.843	2.551.843
Prior Years' Profits or Losses	8	-33.770.353	-25.296.343
Current Period Net Profit Or Loss	13	4.058.714	-8.474.010
Total equity		**88.446.150**	**84.598.453**
Total Liabilities and Equity		**194.989.443**	**89.615.593**

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	9	341.801.667	72.571.584	216.640.264	41.148.898
Cost of sales	9	-323.401.311	-64.658.896	-209.795.241	-36.633.999
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		18.400.356	7.912.688	6.845.023	4.514.899
GROSS PROFIT (LOSS)		18.400.356	7.912.688	6.845.023	4.514.899
General Administrative Expenses		-21.254.333	-13.850.847	-11.775.632	-8.600.382
Other Income from Operating Activities		213.133	75.923	76.745	43.094
Other Expenses from Operating Activities		-13.799	-316.022	0	-158.000
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-2.654.643	-6.178.258	-4.853.864	-4.200.389
Investment Activity Income	10	19.370.039	12.706.645	12.943.901	7.999.556
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		16.715.396	6.528.387	8.090.037	3.799.167
Finance income		-149.696	-104.289	-74.848	-40.538
Gains (losses) on net monetary position		-11.443.136	-11.550.558	-3.302.987	-4.174.588
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.122.564	-5.126.460	4.712.202	-415.959
Tax (Expense) Income, Continuing Operations		-1.063.850	-24.994	1.894.551	206.982
Current Period Tax (Expense) Income	11	-671.949	-803.946	482.072	-796.652
Deferred Tax (Expense) Income	11	-391.901	778.952	1.412.479	1.003.634
PROFIT (LOSS) FROM CONTINUING OPERATIONS		4.058.714	-5.151.454	6.606.753	-208.977
PROFIT (LOSS)		4.058.714	-5.151.454	6.606.753	-208.977
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		4.058.714	-5.151.454	6.606.753	-208.977
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç (Kayıp)		0,08000000	-0,17000000	0,13000000	-0,01000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-211.017	260.288	-551.877	463.411
Gains (Losses) on Remeasurements of Defined Benefit Plans		-301.453	455.504	-753.575	810.969
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		90.436	-195.216	201.698	-347.558
Deferred Tax (Expense) Income		90.436	-195.216	201.698	-347.558
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-211.017**	**260.288**	**-551.877**	**463.411**
TOTAL COMPREHENSIVE INCOME (LOSS)		**3.847.697**	**-4.891.166**	**6.054.876**	**254.434**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		3.847.697	-4.891.166	6.054.876	254.434

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		**101.999.908**	**19.479.413**
Profit (Loss)	13	4.058.714	-5.151.454
Profit (Loss) from Continuing Operations		4.058.714	-5.151.454
Adjustments to Reconcile Profit (Loss)		**2.557.022**	**62.209.935**
Adjustments for depreciation and amortisation expense		416.726	433.883
Adjustments for provisions		-399.091	-1.701.242
Adjustments for Interest (Income) Expenses		149.696	-346.167
Adjustments for Tax (Income) Expenses	11	1.063.850	24.994
Adjustments Related to Gain and Losses on Net Monetary Position		1.325.841	63.798.467
Changes in Working Capital		**93.489.074**	**-37.429.902**
Decrease (Increase) in Financial Investments	5	-7.393.549	-36.039.801
Adjustments for decrease (increase) in trade accounts receivable	6	1.192.092	-181.274
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	7	-1.138.392	-406.055
Decrease (Increase) in Prepaid Expenses		-976.626	-975.862
Adjustments for increase (decrease) in trade accounts payable	6	55.263	117.943
Increase (Decrease) in Employee Benefit Liabilities		47.096	53.850
Adjustments for increase (decrease) in other operating payables	7	101.703.190	1.297
Cash Flows from (used in) Operations		**100.104.810**	**19.628.579**
Interest received		0	346.167
Income taxes refund (paid)	11	1.895.098	-495.333
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-20.673**	**0**
Purchase of Property, Plant, Equipment and Intangible Assets		-20.673	0
Purchase of property, plant and equipment		-20.673	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-490.892**	**12.966.021**
Proceeds from Issuing Shares or Other Equity Instruments		0	13.211.065
Payments of Lease Liabilities		-252.555	-245.044
Interest paid		-108.573	0
Other inflows (outflows) of cash		0	0
Inflation Effect On Financing Activities		-129.764	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		101.488.343	32.445.434
Effect of exchange rate changes on cash and cash equivalents		0	
Net increase (decrease) in cash and cash equivalents		101.488.343	32.445.434
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	**16.855.694**	**50.494.314**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-2.542.084	-28.662.574
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**115.801.953**	**54.277.174**

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	Capital Advance	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]	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		**30.000.000**	**68.681.204**		**-58.023**			**2.551.851**	**-10.845.132**	**-8.843.887**	**81.486.013**		**81.486.013**
	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									277.329		277.329		277.329
	Restated Balances													
	Transfers									-8.843.887	8.843.887	0		0
	Total Comprehensive Income (Loss)					260.288					-5.151.454	-4.891.166		-4.891.166
	Profit (loss)													
	Other Comprehensive Income (Loss)					260.288					-5.151.454	-4.891.166		-4.891.166
	Issue of equity													
	Capital Decrease													
	Capital Advance				13.211.065							13.211.065		13.211.065
	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		**30.000.000**	**68.681.204**	**13.211.065**	**202.265**			**2.551.851**	**-19.411.690**	**-5.151.454**	**90.083.241**		**90.083.241**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**50.000.000**	**66.415.930**		**-598.967**			**2.551.851**	**-25.296.343**	**-8.474.010**	**84.598.453**		**84.598.453**
	Adjustments Related to Accounting Policy Changes									-8.474.010	8.474.010	0		0
	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													
	Total Comprehensive Income (Loss)					-211.017					4.058.714	3.847.697		3.847.697
	Profit (loss)										4.058.714	4.058.714		4.058.714
	Other Comprehensive Income (Loss)					-211.017						-211.017		-211.017
	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														
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	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														
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	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		**50.000.000**	**66.415.930**		**-809.984**				**2.551.843**	**-33.770.353**	**4.058.714**	**88.446.150**		**88.446.150**