



KAMUYU AYDINLATMA PLATFORMU

SERVET 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

Independent Audit Comment

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

ARA DÖNEM ÖZET BİREYSEL FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Servet Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Genel Kurulu'na

Giriş

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

ARSEN BAĞIMSIZ DENETİM HİZMETLERİ A.Ş.

An Independent Member of SFAI Global

Erkan EREN

Sorumlu Denetçi

İstanbul, 17 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	3	5.471.866	9.771.767
Trade Receivables		717.599.713	914.888.722
Trade Receivables Due From Related Parties	11	713.551.989	912.877.749
Trade Receivables Due From Unrelated Parties		4.047.724	2.010.973
Other Receivables		7.845.108	380.306
Other Receivables Due From Unrelated Parties		7.845.108	380.306
Inventories	4	2.632.334.113	2.962.340.470
Prepayments		448.204.952	307.944.512
Prepayments to Related Parties	11	381.235.007	255.844.141
Prepayments to Unrelated Parties		66.969.945	52.100.371
Current Tax Assets			29.408
Other current assets			51.268.843
SUB-TOTAL		3.811.455.752	4.246.624.028
Total current assets		3.811.455.752	4.246.624.028
NON-CURRENT ASSETS			
Financial Investments		3.726.593.829	3.726.593.829
Other Receivables		984.282	1.159.075
Other Receivables Due From Unrelated Parties		984.282	1.159.075
Contract Assets		0	0
Inventories	4	478.312.746	476.390.514
Investment property	6	21.496.728.835	21.496.820.688
Property, plant and equipment		14.591.947	15.649.820
Right of Use Assets		991.979	2.975.937
Intangible assets and goodwill		701.878	747.781
Other intangible assets		701.878	747.781
Total non-current assets		25.718.905.496	25.720.337.644
Total assets		29.530.361.248	29.966.961.672
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	3	116.829.291	183.123.148
Current Portion of Non-current Borrowings from Related Parties		700.910	2.077.556
Lease Liabilities		700.910	2.077.556
Current Portion of Non-current Borrowings from Unrelated Parties		116.128.381	181.045.592
Trade Payables		60.025.529	75.153.422
Trade Payables to Related Parties	11	34.475.101	27.352.954
Trade Payables to Unrelated Parties		25.550.428	47.800.468
Employee Benefit Obligations		2.406.703	2.791.082
Other Payables	3	898.915.794	201.355.029
Other Payables to Related Parties	11	898.841.608	201.267.669
Other Payables to Unrelated Parties		74.186	87.360
Deferred Income Other Than Contract Liabilities		508.261.863	452.125.985
Deferred Income Other Than Contract Liabilities From Related Parties	11	354.244.999	261.376.100
Deferred Income Other Than Contract Liabilities from Unrelated Parties		154.016.864	190.749.885
Current provisions		2.444.444	2.380.979
Current provisions for employee benefits		2.444.444	2.380.979
Other Current Liabilities		8.044.302	18.920.695
SUB-TOTAL		1.596.927.926	935.850.340
Total current liabilities		1.596.927.926	935.850.340
NON-CURRENT LIABILITIES			
Long Term Borrowings	3		28.314.142
Long Term Borrowings From Unrelated Parties			28.314.142
Trade Payables		461.458.233	492.683.001
Trade Payables To Related Parties	11	461.458.233	492.683.001
Other Payables	3	24.873.529	38.102.633

Other Payables to Unrelated parties		24.873.529	38.102.633
Non-current provisions		541.854	1.060.409
Non-current provisions for employee benefits		541.854	1.060.409
Deferred Tax Liabilities		5.302.764.328	4.950.598.155
Total non-current liabilities		5.789.637.944	5.510.758.340
Total liabilities		7.386.565.870	6.446.608.680
EQUITY			
Equity attributable to owners of parent		22.143.795.378	23.520.352.992
Issued capital		3.250.000.000	3.250.000.000
Inflation Adjustments on Capital		2.547.144.579	2.547.144.579
Share Premium (Discount)		39.637.784	39.637.784
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-2.646.459	-2.924.952
Restricted Reserves Appropriated From Profits		685.150.482	685.150.482
Prior Years' Profits or Losses	8	16.001.345.099	14.335.042.550
Current Period Net Profit Or Loss		-376.836.107	2.666.302.549
Total equity		22.143.795.378	23.520.352.992
Total Liabilities and Equity		29.530.361.248	29.966.961.672

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		611.793.634	391.689.817	234.476.739	162.044.232
Cost of sales		-310.670.747	-48.086.082	-120.209.744	-10.482.627
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		301.122.887	343.603.735	114.266.995	151.561.605
GROSS PROFIT (LOSS)		301.122.887	343.603.735	114.266.995	151.561.605
General Administrative Expenses		-67.186.828	-45.965.368	-25.869.808	-15.002.332
Other Income from Operating Activities		5.642.820	6.835.132	369.575	-11.397.317
Other Expenses from Operating Activities		-9.367.512	-1.766.626	513.798	6.545.266
PROFIT (LOSS) FROM OPERATING ACTIVITIES		230.211.367	302.706.873	89.280.560	131.707.222
Investment Activity Income		1.537.727		719.673	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		231.749.094	302.706.873	90.000.233	131.707.222
Finance income		35.069.272	79.443.651	26.933.629	77.585.071
Finance costs		-42.679.472	-64.042.680	-22.655.142	-57.641.964
Gains (losses) on net monetary position	13	-237.399.405	546.830.953	-99.775.745	175.133.222
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-13.260.511	864.938.797	-5.497.025	326.783.551
Tax (Expense) Income, Continuing Operations		-363.575.596	-573.506.203	-149.964.947	-115.251.722
Current Period Tax (Expense) Income		-11.528.777		-11.528.777	
Deferred Tax (Expense) Income		-352.046.819	-573.506.203	-138.436.170	-115.251.722
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-376.836.107	291.432.594	-155.461.972	211.531.829
PROFIT (LOSS)		-376.836.107	291.432.594	-155.461.972	211.531.829
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		-376.836.107	291.432.594	-155.461.972	211.531.829
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	9	-0,11590000	0,08970000	0,04780000	0,06510000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		278.493	-206.582	235.305	-307.782
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		278.493	-206.582	235.305	-307.782
Taxes Relating to Remeasurements of Defined Benefit Plans		278.493	-206.582	235.305	-307.782
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		278.493	-206.582	235.305	-307.782
TOTAL COMPREHENSIVE INCOME (LOSS)		-376.557.614	291.226.012	-155.226.667	211.224.047
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-376.557.614	291.226.012	-155.226.667	211.224.047

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		1.092.028.741	1.136.645.819
Profit (Loss)		-376.836.107	291.432.594
Adjustments to Reconcile Profit (Loss)		321.359.545	90.592.317
Adjustments for depreciation and amortisation expense		3.142.534	3.213.288
Adjustments for provisions		-455.090	463.649
Adjustments for Interest (Income) Expenses		33.354.848	82.147.803
Adjustments for Interest Income		0	-3.719.600
Adjustments for interest expense		33.354.848	85.867.403
Adjustments for unrealised foreign exchange losses (gains)		-34.922.949	-168.738.095
Adjustments for Tax (Income) Expenses		352.046.819	573.506.203
Adjustments Related to Gain and Losses on Net Monetary Position		-31.806.617	-400.000.531
Changes in Working Capital		1.148.188.778	754.620.908
Adjustments for decrease (increase) in trade accounts receivable		232.667.048	-34.088.516
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-7.290.009	56.050
Adjustments for decrease (increase) in inventories		328.084.125	-376.512.111
Decrease (Increase) in Prepaid Expenses		-140.260.440	-117.913.559
Adjustments for increase (decrease) in trade accounts payable		-46.352.661	1.174.785.039
Adjustments for increase (decrease) in other operating payables		684.331.661	-146.060.861
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		56.135.878	429.693.780
Other Adjustments for Other Increase (Decrease) in Working Capital		40.873.176	-175.338.914
Increase (Decrease) in Other Payables Related with Operations		40.873.176	-175.338.914
Cash Flows from (used in) Operations		1.092.712.216	1.136.645.819
Payments Related with Provisions for Employee Benefits		-683.475	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		314.986	-1.032.113.961
Proceeds from sales of property, plant, equipment and intangible assets		-54.800	-19.625
Cash Inflows from Sale of Investment Property		369.786	
Cash Outflows from Acquisition of Investment Property			-1.032.094.336
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-1.095.170.005	-121.804.066
Repayments of borrowings		-60.058.395	-38.018.024
Payments of Lease Liabilities		-1.756.762	-1.638.239
Dividends Paid		-1.000.000.000	
Interest paid		-33.354.848	-85.867.403
Interest Received			3.719.600
INFLATION EFFECT		-1.473.623	-4.187.035
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-4.299.901	-21.459.243
Net increase (decrease) in cash and cash equivalents		-4.299.901	-21.459.243
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		9.771.767	29.298.303
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		5.471.866	7.839.060

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		52,000,000	1,266,522,814	39,637,794	-2,633,738				685,150,482	19,212,946,317	-399,282,037	20,854,341,622	0	20,854,341,622		
	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		3,198,000,000	1,280,621,730							-4,877,903,767	399,282,037	0		0		
	Total Comprehensive Income (Loss)						-206,582					291,432,593	291,226,011		291,226,011		
	Profit (loss)											291,432,593	291,432,593		291,432,593		
	Other Comprehensive Income (Loss)						-206,582						-206,582		-206,582		
	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		3,250,000,000	2,547,144,544	39,637,794	-2,840,320				685,150,482	14,335,042,550	291,432,593	21,145,567,633	0	21,145,567,633		
		Statement of changes in equity [abstract]															
		Statement of changes in equity [line items]															
		Equity at beginning of period	8	3,250,000,000	2,547,144,579	39,637,794	-2,924,952				685,150,482	14,335,042,550	2,666,302,549	23,520,352,992	0	23,520,352,992	
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											2,666,302,549	-2,666,302,549	0		0		
Total Comprehensive Income (Loss)							278,493					-376,836,107	-376,557,614		-376,557,614		
Profit (loss)												-376,836,107	-376,836,107		-376,836,107		
Other Comprehensive Income (Loss)							278,493						278,493		278,493		
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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	</
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