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KAMUYU AYDINLATMA PLATFORMU

İZ YATIRIM HOLDİNG A.Ş.
Financial Report
Consolidated
2026 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

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

ARA DÖNEM ÖZET KONSOLİDE FİNANSAL BİLGİLERİNE İLİŞKİN

SINIRLI DENETİM RAPORU

İz Yatırım Holding Anonim Şirketi

Genel Kurulu'na

1) Giriş

İz Yatırım Holding A.Ş.'nin ("Şirket") ve bağlı ortaklığının (hep birlikte "Grup" olarak anılacaktır) 30 Haziran 2026 tarihli ilişikteki özet konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık döneme ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynak değişim tablosunun ve özet konsolide nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet konsolide finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem özet konsolide 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 özet konsolide finansal bilgilere ilişkin bir sonuç bildirmektir.

2) Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410'a "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi" uygun olarak yürütülmüştür. Ara dönem özet konsolide 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 konsolide finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı konsolide finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet konsolide 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 özet konsolide finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

18 Ağustos 2026, İstanbul

Akademik Bağımsız Denetim Anonim Şirketi

Mehmet Ali SOYALP

Sorumlu Denetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	3.792.939	2.627.067
Financial Investments	6	551.076	12.346.043
Trade Receivables		112.070.721	73.374.437
Trade Receivables Due From Unrelated Parties	7	112.070.721	73.374.437
Other Receivables		292.860	4.514.748
Other Receivables Due From Related Parties	4	0	546.917
Other Receivables Due From Unrelated Parties	8	292.860	3.967.831
Inventories	9	48.445.362	56.853.902
Prepayments		42.232.324	40.761.459
Prepayments to Related Parties	4	11.497.811	7.230.327
Prepayments to Unrelated Parties	10	30.734.513	33.531.132
Other current assets	11	9.816.963	12.738.726
SUB-TOTAL		**217.202.245**	**203.216.382**
Total current assets		**217.202.245**	**203.216.382**
NON-CURRENT ASSETS			
Financial Investments	6	97.980.497	97.980.497
Other Receivables		0	56.147
Other Receivables Due From Related Parties	4	0	56.147
Investment property	12	259.603.316	267.669.960
Property, plant and equipment	13	27.921.770	31.057.379
Intangible assets and goodwill		19.233	32.513
Other intangible assets	14	19.233	32.513
Deferred Tax Asset	22	3.153.922	3.381.664
Other Non-current Assets	11	767.930	883.190
Total non-current assets		**389.446.668**	**401.061.350**
Total assets		**606.648.913**	**604.277.732**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	15	51.348.634	36.511.060
Trade Payables		37.438.174	20.273.233
Trade Payables to Unrelated Parties	7	37.438.174	20.273.233
Employee Benefit Obligations	16	347.226	256.619
Other Payables		3.157.682	3.964.026
Other Payables to Unrelated Parties	8	3.157.682	3.964.026
Current tax liabilities, current	22	69.829	0
Other Current Liabilities	17	356.649	7.298
SUB-TOTAL		**92.718.194**	**61.012.236**
Total current liabilities		**92.718.194**	**61.012.236**
NON-CURRENT LIABILITIES			
Long Term Borrowings		2.310.205	2.512.350
Long Term Borrowings From Related Parties		2.310.205	2.512.350
Bank Loans	15	2.310.205	2.512.350
Other Payables		59.728.601	56.487.868
Other Payables to Related Parties	4	59.728.601	56.487.868
Non-current provisions		430.285	298.361
Non-current provisions for employee benefits	18	430.285	298.361
Deferred Tax Liabilities	22	75.482.377	63.508.129
Total non-current liabilities		**137.951.468**	**122.806.708**
Total liabilities		**230.669.662**	**183.818.944**
EQUITY			
Equity attributable to owners of parent	21	375.979.251	420.458.788
Issued capital		17.512.456	17.512.456
Inflation Adjustments on Capital		197.704.161	197.704.161
Share Premium (Discount)		350.110.605	350.110.605
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		54.697.940	54.737.459
Gains (Losses) on Revaluation and Remeasurement		54.697.940	54.737.459

Increases (Decreases) on Revaluation of Property, Plant and Equipment		55.134.185	55.134.185
Gains (Losses) on Remeasurements of Defined Benefit Plans		-436.245	-396.726
Prior Years' Profits or Losses		-199.605.893	-133.959.518
Current Period Net Profit Or Loss		-44.440.018	-65.646.375
Total equity		**375.979.251**	**420.458.788**
Total Liabilities and Equity		**606.648.913**	**604.277.732**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	23	31.360.267	22.289.791	10.391.275	14.058.524
Cost of sales	24	-25.037.942	-19.169.212	-8.277.689	-11.863.124
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		6.322.325	3.120.579	2.113.586	2.195.400
GROSS PROFIT (LOSS)		6.322.325	3.120.579	2.113.586	2.195.400
General Administrative Expenses	25	-16.430.513	-20.840.870	-7.945.779	-9.702.970
Marketing Expenses			-10.320		-10.320
Other Income from Operating Activities	26	5.364.620	11.708.907	4.089.410	2.447.979
Other Expenses from Operating Activities	26	-5.062.176	-11.395.222	-3.059.282	-1.825.035
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-9.805.744	-17.416.926	-4.802.065	-6.894.946
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-9.805.744	-17.416.926	-4.802.065	-6.894.946
Finance income	27	1.399.819	3.362.525	421.906	188.300
Finance costs	27	-7.694.906	-3.695.977	-3.584.057	-3.406.508
Gains (losses) on net monetary position	28	-21.609.644	-16.441.676	-5.946.515	-10.165.147
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-37.710.475	-34.192.054	-13.910.731	-20.278.301
Tax (Expense) Income, Continuing Operations	22	-6.729.543	-15.498.332	-3.401.764	-12.393.227
Current Period Tax (Expense) Income		-1.427.138	-2.814.874	-1.008.929	-1.187.234
Deferred Tax (Expense) Income		-5.302.405	-12.683.458	-2.392.835	-11.205.993
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-44.440.018	-49.690.386	-17.312.495	-32.671.528
PROFIT (LOSS)		-44.440.018	-49.690.386	-17.312.495	-32.671.528
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-44.440.018	-49.690.386	-17.312.495	-32.671.528
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
Diluted Earnings (Loss) per Share from Continuing Operations					
Pay Başına Kazanç	29	-2,54000000	-2,84000000	-0,99000000	-1,87000000
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-39.519	18.913	-33.435	-1.136
Gains (Losses) on Remeasurements of Defined Benefit Plans		-39.519	18.913	-33.435	-1.136
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-39.519**	**18.913**	**-33.435**	**-1.136**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-44.479.537**	**-49.671.473**	**-17.345.930**	**-32.672.664**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-44.479.537	-49.671.473	-17.345.930	-32.672.664

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		**-10.207.839**	**-169.402**
Profit (Loss)		-44.440.018	-49.690.386
Adjustments to Reconcile Profit (Loss)		**27.278.223**	**30.166.333**
Adjustments for depreciation and amortisation expense	12-13-14	11.215.533	13.660.049
Adjustments for Impairment Loss (Reversal of Impairment Loss)		41.506	-82.362
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	7-8	41.506	-82.362
Adjustments for provisions		131.924	37.327
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18	131.924	37.327
Adjustments for Interest (Income) Expenses	27	3.137.004	1.961.020
Adjustments for interest expense		3.137.004	1.961.020
Adjustments for Tax (Income) Expenses	22	6.729.543	15.498.332
Adjustments Related to Gain and Losses on Net Monetary Position	28	6.022.713	-908.033
Changes in Working Capital		**8.311.265**	**25.100.589**
Decrease (Increase) in Financial Investments	6	11.794.967	818.124
Adjustments for decrease (increase) in trade accounts receivable	7	-39.869.050	-28.113.846
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	8	4.442.561	45.411.523
Adjustments for decrease (increase) in inventories	9	8.408.540	-1.045.040
Decrease (Increase) in Prepaid Expenses	10	-1.679.024	730.153
Adjustments for increase (decrease) in trade accounts payable	7	19.209.002	2.795.679
Increase (Decrease) in Employee Benefit Liabilities	16	90.607	97.681
Adjustments for increase (decrease) in other operating payables	8	2.745.740	9.795.538
Other Adjustments for Other Increase (Decrease) in Working Capital	21	3.167.922	-5.389.223
Cash Flows from (used in) Operations		**-8.850.530**	**5.576.536**
Income taxes refund (paid)	22	-1.357.309	-5.745.938
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**124.297**	**329.342**
Purchase of Property, Plant, Equipment and Intangible Assets		0	-16.141
Purchase of property, plant and equipment	13	0	-16.141
Interest received		124.297	345.483
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**11.645.615**	**4.858.685**
Proceeds from borrowings	15	14.635.429	16.255.661
Repayments of borrowings	15		-10.598.975
Interest paid	27	-2.989.814	-798.001
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.562.073	5.018.625
Net increase (decrease) in cash and cash equivalents		1.562.073	5.018.625
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	**2.627.067**	**3.669.197**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-396.201	524.367
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	**3.792.939**	**9.212.189**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

		Footnote Reference	Equity											
			Equity attributable to owners of parent [member]										Non-controlling interests [member]	
						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]								
			Issued Capital	Inflation Adjustments on Capital	Share premiums or discounts	Increases (Decreases) on Revaluation of Property, Plant and Equipment	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss			
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		**17.512.456**	**197.704.156**	**350.110.605**	**55.134.185**	**-454.025**			**-70.959.360**	**-63.000.158**	**486.047.859**	**0**	**486.047.859**
	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									-63.000.158	63.000.158	0	0	0
	Total Comprehensive Income (Loss)													
	Profit (loss)										-49.690.386	-49.690.386	0	-49.690.386
	Other Comprehensive Income (Loss)						18.913					18.913	0	18.913
	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		**17.512.456**	**197.704.156**	**350.110.605**	**55.134.185**	**-435.112**			**-133.959.518**	**-49.690.386**	**436.376.386**	**0**	**436.376.386**
	Statement of changes in equity [abstract]													
	Statement of changes in equity [line items]													
	Equity at beginning of period		**17.512.456**	**197.704.161**	**350.110.605**	**55.134.185**	**-435.112**			**-133.959.518**	**-49.690.386**	**436.376.386**	**0**	**436.376.386**
	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									-65.646.375	65.646.375	0	0	0
	Total Comprehensive Income (Loss)													
	Profit (loss)										-44.440.018	-44.440.018	0	-44.440.018
	Other Comprehensive Income (Loss)						-39.519					-39.519	0	-39.519
	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		**17.512.456**	**197.704.161**	**350.110.605**	**55.134.185**	**-436.245**			**-199.605.893**	**-44.440.018**	**375.979.251**	**0**	**375.979.251**