



KAMUYU AYDINLATMA PLATFORMU

ARGEUS GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş. Financial Report Unconsolidated 2026 - 3. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.040.523	3.698.950
Financial Investments	5	107.867.600	108.201.378
Financial Assets Available-for-sale		107.867.600	108.201.378
Trade Receivables		1.374.015	1.314.356
Trade Receivables Due From Related Parties	3,6	1.374.015	1.314.356
Prepayments		1.099.424	357.732
Prepayments to Unrelated Parties	8	1.099.424	357.732
Current Tax Assets	21	7.673.742	3.047.846
Other current assets		431.452	304.631
Other Current Assets Due From Unrelated Parties		431.452	304.631
SUB-TOTAL		119.486.756	116.924.893
Total current assets		119.486.756	116.924.893
NON-CURRENT ASSETS			
Property, plant and equipment		505.700	487.607
Fixtures and fittings	9	505.700	487.607
Intangible assets and goodwill		46.786	97.133
Licenses	10	46.786	97.133
Deferred Tax Asset	21	472.939	198.606
Total non-current assets		1.025.425	783.346
Total assets		120.512.181	117.708.239
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		94.418	106.460
Current Borrowings From Unrelated Parties		94.418	106.460
Other short-term borrowings	11	94.418	106.460
Trade Payables		43.532	272.117
Trade Payables to Unrelated Parties	6	43.532	272.117
Employee Benefit Obligations	13	972.621	518.511
Other Payables		93.787	47.017.775
Other Payables to Related Parties	3,7	0	46.618.875
Other Payables to Unrelated Parties	7	93.787	398.900
Current tax liabilities, current	21	3.927.194	6.802.601
Current provisions		993.240	481.042
Current provisions for employee benefits		993.240	481.042
Other Current Liabilities		0	8.306
SUB-TOTAL		6.124.792	55.206.812
Total current liabilities		6.124.792	55.206.812
NON-CURRENT LIABILITIES			
Employee Benefit Obligations	13	802.642	428.365
Total non-current liabilities		802.642	428.365
Total liabilities		6.927.434	55.635.177
EQUITY			
Equity attributable to owners of parent		113.584.747	62.073.062
Issued capital	14	75.000.000	25.000.000
Inflation Adjustments on Capital	14	34.356.703	28.896.620
Capital Advance		0	17.081.648
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-226.013	27.330
Other Gains (Losses)		-226.013	27.330
Restricted Reserves Appropriated From Profits		927.530	32.912
Legal Reserves	14	927.530	32.912
Prior Years' Profits or Losses		-9.860.066	-19.633.089
Current Period Net Profit Or Loss		13.386.593	10.667.641
Total equity		113.584.747	62.073.062
Total Liabilities and Equity		120.512.181	117.708.239

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Current Period	Previous Period	Current Period 3	Previous Period
	Footnote Reference	01.01.2026 - 30.09.2026	01.01.2025 - 30.09.2025	Months 01.07.2026 - 30.09.2026	3 Months 01.07.2025 - 30.09.2025
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	15	12.947.699	9.796.917	4.584.115	5.036.468
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		12.947.699	9.796.917	4.584.115	5.036.468
GROSS PROFIT (LOSS)		12.947.699	9.796.917	4.584.115	5.036.468
General Administrative Expenses	17	-27.878.877	-21.390.099	-8.613.090	-8.288.410
Other Income from Operating Activities	18	9.065	96.108	5.334	89.677
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-14.922.113	-11.497.074	-4.023.641	-3.162.265
Investment Activity Income	19	49.508.885	25.786.900	19.213.323	12.630.271
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		34.586.772	14.289.826	15.189.682	9.468.006
Finance costs	20	-2.309.114	-41.357	-1.995.785	-1.855
Gains (losses) on net monetary position	22	-15.192.604	-7.408.459	-3.512.248	-3.516.770
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		17.085.054	6.840.010	9.681.649	5.949.381
Tax (Expense) Income, Continuing Operations		-3.698.461	158.113	-1.571.410	-18.498
Current Period Tax (Expense) Income	21	-3.927.194	-29.924	-1.558.355	-29.924
Deferred Tax (Expense) Income	21	228.733	188.037	-13.055	11.426
PROFIT (LOSS) FROM CONTINUING OPERATIONS		13.386.593	6.998.123	8.110.239	5.930.883
PROFIT (LOSS)		13.386.593	6.998.123	8.110.239	5.930.883
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		13.386.593	6.998.123	8.110.239	5.930.883
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 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025	Current Period 3 Months 01.07.2026 - 30.09.2026	Previous Period 3 Months 01.07.2025 - 30.09.2025
Statement of Other Comprehensive Income					
PROFIT (LOSS)		13.386.593	6.998.123	8.110.239	5.930.883
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-253.343	60.857	-3.464	-39.141
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-253.343	60.857	-3.464	-39.141
Taxes Relating to Remeasurements of Defined Benefit Plans	14	-337.791	81.143	-4.619	-52.188
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss	14	84.448	-20.286	1.155	13.047
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-253.343	60.857	-3.464	-39.141
TOTAL COMPREHENSIVE INCOME (LOSS)		13.133.250	7.058.980	8.106.775	5.891.742
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		13.133.250	7.058.980	8.106.775	5.891.742

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-11.836.348	-31.899.777
Profit (Loss)		13.386.593	6.998.123
Adjustments to Reconcile Profit (Loss)		33.506.719	13.269.770
Adjustments for depreciation and amortisation expense	9,10	260.122	190.559
Adjustments for provisions		548.684	689.801
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	548.684	689.801
Adjustments for Tax (Income) Expenses	21	3.698.461	-158.113
Adjustments Related to Gain and Losses on Net Monetary Position		28.999.452	12.547.523
Changes in Working Capital		-47.301.163	-51.973.304
Decrease (Increase) in Financial Investments	5	333.778	-73.848.177
Adjustments for decrease (increase) in trade accounts receivable		-59.659	-1.152.856
Decrease (Increase) in Trade Accounts Receivables from Related Parties	3,6	-59.659	-1.152.856
Decrease (Increase) in Prepaid Expenses	8	-741.692	-417.834
Adjustments for increase (decrease) in trade accounts payable		-228.585	-253.723
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	6	-228.585	-253.723
Increase (Decrease) in Employee Benefit Liabilities	13	454.110	98.561
Adjustments for increase (decrease) in other operating payables		-46.923.988	24.274.876
Increase (Decrease) in Other Operating Payables to Related Parties	7	-46.923.988	24.274.876
Other Adjustments for Other Increase (Decrease) in Working Capital		-135.127	-674.151
Decrease (Increase) in Other Assets Related with Operations		-135.127	-674.151
Cash Flows from (used in) Operations		-407.851	-31.705.411
Income taxes refund (paid)	21	-11.428.497	-194.366
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-227.868	-238.671
Purchase of Property, Plant, Equipment and Intangible Assets		-227.868	-238.671
Purchase of property, plant and equipment	9,10	-227.868	-238.671
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		38.390.208	32.309.728
Proceeds from Capital Advances	11	38.378.435	32.229.939
Proceeds from borrowings		11.773	79.789
Proceeds from Loans	11	11.773	79.789
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		26.325.992	171.280
Net increase (decrease) in cash and cash equivalents		26.325.992	171.280
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	3.698.950	1.217.100
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-28.984.419	-246.792
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	1.040.523	1.141.588

Previous Period 01.01.2025 - 30.09.2025	Statement of changes in equity (abstract)															
	Statement of changes in equity (line items)															
	Equity at beginning of period		15.000.000	23.748.725							32.912	-2.824.157	-16.809.042	19.148.438		19.148.438
	Adjustments Related to Accounting Policy Changes															0
	Adjustments Related to Required Changes in Accounting Policies															0
	Adjustments Related to Voluntary Changes in Accounting Policies															0
	Adjustments Related to Errors															0
	Other Restatements															0
	Restated Balances															0
	Transfers											-16.809.042	16.809.042	0		0
	Total Comprehensive Income (Loss)						60.857						6.998.123	7.058.980		7.058.980
	Profit (loss)															0
	Other Comprehensive Income (Loss)															0
	Issue of equity		10.000.000	5.148.197										14.216.765		15.148.197
	Capital Decrease															0
	Capital Advance				17.081.742									17.081.742		17.081.742
	Effect of Merger or Liquidation or Division															0
	Effects of Business Combinations Under Common Control															0
	Advance Dividend Payments															0
	Dividends Paid															0
	Decrease through Other Distributions to Owners															0
	Increase (Decrease) through Treasury Share Transactions															0
	Increase (Decrease) through Share-Based Payment Transactions															0
	Acquisition or Disposal of a Subsidiary															0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity															0
	Transactions with noncontrolling shareholders															0
	Increase through Other Contributions by Owners															0
	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															0
	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															0
	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															0
	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															0
	Increase (decrease) through other changes, equity															0
Equity at end of period		25.000.000	28.896.922	17.081.742		60.857				32.912	-19.633.199	6.998.123	58.437.357		58.437.357	
Statement of changes in equity (abstract)																
Statement of changes in equity (line items)																
Equity at beginning of period		25.000.000	28.896.620	17.081.648		27.330				32.912	-19.633.089	10.667.641	62.073.062		62.073.062	
Adjustments Related to Accounting Policy Changes															0	
Adjustments Related to Required Changes in Accounting Policies															0	
Adjustments Related to Voluntary Changes in Accounting Policies															0	
Adjustments Related to Errors															0	
Other Restatements															0	
Restated Balances															0	
Transfers										894.618	9.773.023	-10.667.641	0		0	
Total Comprehensive Income (Loss)						-253.343						13.386.593	13.133.250		13.133.250	
Profit (loss)															0	
Other Comprehensive Income (Loss)															0	
Issue of equity		50.000.000	5.460.083	-17.081.648									38.378.435		38.378.435	
Capital Decrease															0	
Capital Advance															0	
Effect of Merger or Liquidation or Division															0	
Effects of Business Combinations Under Common Control															0	
Advance Dividend Payments															0	
Dividends Paid															0	

Current Period 01.01.2026 - 30.09.2026														0
	Decrease through Other Distributions to Owners													0
	Increase (Decrease) through Treasury Share Transactions													0
	Increase (Decrease) through Share-Based Payment Transactions													0
	Acquisition or Disposal of a Subsidiary													0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0
	Transactions with noncontrolling shareholders													0
	Increase through Other Contributions by Owners													0
	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													0
	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													0
	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													0
	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													0
	Increase (decrease) through other changes, equity													0
	Equity at end of period		75.000.000	34.356.703	0		-226.013			927.530	-9.860.066	13.386.593	113.584.747	113.584.747