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KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

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	7.642	5
Financial Investments		41.297.217	33.642.670
Financial Assets at Fair Value Through Profit or Loss		41.297.217	33.642.670
Financial Assets Designated at Fair Value Through Profit or Loss	5	41.297.217	33.642.670
Trade Receivables		267.961	0
Trade Receivables Due From Related Parties	6	267.961	0
Other Receivables		190.041	236.251
Other Receivables Due From Unrelated Parties	7	190.041	236.251
Prepayments	12	560.369	0
SUB-TOTAL		**42.323.230**	**33.878.926**
Total current assets		**42.323.230**	**33.878.926**
NON-CURRENT ASSETS			
Deferred Tax Asset	18	108.118	2.548.670
Total non-current assets		**108.118**	**2.548.670**
Total assets		**42.431.348**	**36.427.596**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables		24.001	74.590
Trade Payables to Unrelated Parties	6	24.001	74.590
Employee Benefit Obligations	8	604.846	763.497
Other Payables		75.688	975.153
Other Payables to Related Parties	7	58.826	966.451
Other Payables to Unrelated Parties	7	16.862	8.702
Current tax liabilities, current	19	692.869	0
Current provisions		74.156	0
Current provisions for employee benefits		74.156	0
SUB-TOTAL		**1.471.560**	**1.813.240**
Total current liabilities		**1.471.560**	**1.813.240**
NON-CURRENT LIABILITIES			
Employee Benefit Obligations	8	365.393	531.657
Total non-current liabilities		**365.393**	**531.657**
Total liabilities		**1.836.953**	**2.344.897**
EQUITY			
Equity attributable to owners of parent		40.594.395	34.082.699
Issued capital		25.000.000	25.000.000
Inflation Adjustments on Capital		12.870.354	12.870.354
Capital Advance		7.389.876	0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		190.312	0
Gains (Losses) on Revaluation and Remeasurement		190.312	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		190.312	0
Prior Years' Profits or Losses		-3.787.655	0
Current Period Net Profit Or Loss		-1.068.492	-3.787.655
Total equity		**40.594.395**	**34.082.699**
Total Liabilities and Equity		**42.431.348**	**36.427.596**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	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 Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	14	343.489	0	343.489	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		343.489	0	343.489	0
GROSS PROFIT (LOSS)		343.489	0	343.489	0
General Administrative Expenses	15	-10.338.443	-5.243.394	-3.192.875	-2.170.462
Other Income from Operating Activities	16	632.767	63.782	16	63.782
Other Expenses from Operating Activities		-266	-3.783	-266	-3.783
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-9.362.453	-5.183.395	-2.849.636	-2.110.463
Investment Activity Income	18	18.644.843	9.989.923	6.981.387	3.803.745
Investment Activity Expenses	18	0	-31.316	0	-31.316
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		9.282.390	4.775.212	4.131.751	1.661.966
Finance costs	17	-19.021	0	-4.877	3.783
Gains (losses) on net monetary position	25	-7.266.854	-5.780.858	-2.187.830	-2.718.101
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.996.515	-1.005.646	1.939.044	-1.052.352
Tax (Expense) Income, Continuing Operations		-3.065.007	0	-1.236.778	150.051
Current Period Tax (Expense) Income		-706.017	0	-706.017	265.043
Deferred Tax (Expense) Income		-2.358.990	0	-530.761	-114.992
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.068.492	-1.005.646	702.266	-902.301
PROFIT (LOSS)		-1.068.492	-1.005.646	702.266	-902.301
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-1.068.492	-1.005.646	702.266	-902.301
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		190.312	0	-16.970	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		271.874	0	-24.244	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-81.562	0	7.274	0
Taxes Relating to Remeasurements of Defined Benefit Plans		-81.562	0	7.274	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**190.312**	**0**	**-16.970**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-878.180**	**-1.005.646**	**685.296**	**-902.301**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-878.180	-1.005.646	685.296	-902.301

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		**-2.162.112**	**-5.443.173**
Profit (Loss)		-1.068.492	-1.005.646
Profit (Loss) from Continuing Operations		-1.068.492	-1.005.646
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)		**810.353**	**-6.025.004**
Adjustments for provisions		179.766	0
Adjustments for (Reversal of) Provisions Related with Employee Benefits		179.766	0
Adjustments for Tax (Income) Expenses		3.065.007	0
Other adjustments for which cash effects are investing or financing cash flow		-2.434.420	-6.025.004
Changes in Working Capital		**-1.890.825**	**1.587.477**
Adjustments for decrease (increase) in trade accounts receivable		-267.961	0
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-267.961	0
Decrease (Increase) in Prepaid Expenses		-560.369	0
Adjustments for increase (decrease) in trade accounts payable		-50.589	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-50.589	0
Increase (Decrease) in Employee Benefit Liabilities		-158.651	989.969
Adjustments for increase (decrease) in other operating payables		-899.465	848.915
Increase (Decrease) in Other Operating Payables to Related Parties		-899.465	848.915
Other Adjustments for Other Increase (Decrease) in Working Capital		46.210	-251.407
Decrease (Increase) in Other Assets Related with Operations		46.210	-251.407
Increase (Decrease) in Other Payables Related with Operations		0	0
Cash Flows from (used in) Operations		**-2.148.964**	**-5.443.173**
Income taxes refund (paid)		-13.148	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-5.220.127**	**-32.427.181**
Cash Payments to Acquire Equity or Debt Instruments of Other Entities		-5.220.127	-32.427.181
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**7.389.876**	**37.870.355**
Proceeds from Issuing Shares or Other Equity Instruments		0	37.870.355
Proceeds from issuing shares		0	37.870.355
Proceeds from Capital Advances		7.389.876	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		7.637	1
Net increase (decrease) in cash and cash equivalents		7.637	1
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**5**	**0**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**7.642**	**1**

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		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 - 30.09.2025	**Statement of changes in equity [abstract]**												
	Statement of changes in equity [line items]												
	Equity at beginning of period												
	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												
	Total Comprehensive Income (Loss)												
	Profit (loss)									-1.005.646	-1.005.646	0	-1.005.646
	Other Comprehensive Income (Loss)												
	Issue of equity		25.000.000	12.870.355							37.870.355	0	37.870.355
	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		**25.000.000**	**12.870.355**						**-1.005.646**	**36.864.709**	**0**	**36.864.709**
	Statement of changes in equity [abstract]												
	Statement of changes in equity [line items]												
	Equity at beginning of period		**25.000.000**	**12.870.354**						**-3.787.655**	**34.082.699**	**0**	**34.082.699**
	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									-3.787.655	3.787.655		0
	Total Comprehensive Income (Loss)												0
	Profit (loss)										-1.068.492	-1.068.492	0 -1.068.492
	Other Comprehensive Income (Loss)					190.312						190.312	0 190.312
	Issue of equity												0
	Capital Decrease												0
	Capital Advance				7.389.876							7.389.876	0 7.389.876
	Effect of Merger or Liquidation or Division												0
	Effects of Business Combinations Under Common Control												0
	Advance Dividend Payments												0
	Dividends Paid												

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		**25.000.000**	**12.870.354**	**7.389.876**	**190.312**			**-3.787.655**	**-1.068.492**	**40.594.395**	**0**	**40.594.395**	