



KAMUYU AYDINLATMA PLATFORMU

OMURGA 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	3	498.307	559.284
Financial Investments	4-7	31.569.831	24.188.497
Trade Receivables	5	34.472.906	36.760.843
Trade Receivables Due From Related Parties	5-7	34.461.332	36.722.302
Trade Receivables Due From Unrelated Parties	5	11.574	38.541
Other Receivables	6	7.519.888	4.838.670
Other Receivables Due From Related Parties	6-7	7.370.244	4.574.287
Other Receivables Due From Unrelated Parties	6	149.644	264.383
Prepayments	8	1.099.399	259.796
Other current assets	10	12.342.130	20.617.832
SUB-TOTAL		87.502.461	87.224.922
Total current assets		87.502.461	87.224.922
NON-CURRENT ASSETS			
Property, plant and equipment	11	272.043	529.408
Intangible assets and goodwill	12	3.525	45.877
Deferred Tax Asset	15	583.274	644.471
Total non-current assets		858.842	1.219.756
Total assets		88.361.303	88.444.678
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	13	5.214	8.466
Trade Payables	5	5.143.636	3.224.068
Trade Payables to Related Parties	5-7	4.103.664	2.536.074
Trade Payables to Unrelated Parties	5	1.039.972	687.994
Employee Benefit Obligations	14	388.267	308.644
Other Payables	6	4.147.038	13.632.076
Other Payables to Related Parties	6	4.141.100	13.620.887
Other Payables to Unrelated Parties	6	5.938	11.189
Current provisions	16	13.986.674	17.328.335
Current provisions for employee benefits	16	736.549	856.131
Other current provisions	16	13.250.125	16.472.204
Other Current Liabilities	17	495.373	467.576
SUB-TOTAL		24.166.202	34.969.165
Total current liabilities		24.166.202	34.969.165
NON-CURRENT LIABILITIES			
Non-current provisions	16	1.843.481	1.881.415
Non-current provisions for employee benefits	16	1.843.481	1.881.415
Total non-current liabilities		1.843.481	1.881.415
Total liabilities		26.009.683	36.850.580
EQUITY			
Equity attributable to owners of parent		62.351.620	51.594.098
Issued capital	18	65.000.000	37.500.000
Inflation Adjustments on Capital	18	114.284.000	114.284.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	18	-1.822.860	-1.669.855
Restricted Reserves Appropriated From Profits	18	41.408.435	41.408.435
Prior Years' Profits or Losses		-139.928.482	-115.152.467
Current Period Net Profit Or Loss		-16.589.473	-24.776.015
Total equity		62.351.620	51.594.098
Total Liabilities and Equity		88.361.303	88.444.678

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	19	28.254.508	23.977.631	10.369.251	8.829.192
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		28.254.508	23.977.631	10.369.251	8.829.192
GROSS PROFIT (LOSS)		28.254.508	23.977.631	10.369.251	8.829.192
General Administrative Expenses		-36.220.501	-32.348.516	-11.477.930	-10.036.259
Other Income from Operating Activities	22	1.906	16.296	707	2.667
Other Expenses from Operating Activities	22	-90.369	-7.073	0	0
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-8.054.456	-8.361.662	-1.107.972	-1.204.400
Investment Activity Income	23	853.013	931.388	0	618.186
Investment Activity Expenses	23	-414.786	-319.561	-63.327	-30.223
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-7.616.229	-7.749.835	-1.171.299	-616.437
Finance income	24	507.072	975.164	118.315	626.185
Gains (losses) on net monetary position	2.1	-9.479.611	-14.661.638	-2.126.877	-4.117.077
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-16.588.768	-21.436.309	-3.179.861	-4.107.329
Tax (Expense) Income, Continuing Operations		-705	144.954	-1.592	-146.513
Deferred Tax (Expense) Income	15	-705	144.954	-1.592	-146.513
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-16.589.473	-21.291.355	-3.181.453	-4.253.842
PROFIT (LOSS)		-16.589.473	-21.291.355	-3.181.453	-4.253.842
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-16.589.473	-21.291.355	-3.181.453	-4.253.842
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		-153.005	-274.030	-142.685	-167.680
Gains (Losses) on Remeasurements of Defined Benefit Plans	16-25	-218.578	-391.470	-203.834	-239.541
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		65.573	117.440	61.149	71.861
Taxes Relating to Remeasurements of Defined Benefit Plans	25	65.573	117.440	61.149	71.861
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-153.005	-274.030	-142.685	-167.680
TOTAL COMPREHENSIVE INCOME (LOSS)		-16.742.478	-21.565.385	-3.324.138	-4.421.522
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-16.742.478	-21.565.385	-3.324.138	-4.421.522

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		-27.757.486	-1.791.299
Profit (Loss)		-16.589.473	-21.291.356
Profit (Loss) from Continuing Operations	18	-16.589.473	-21.291.356
Adjustments to Reconcile Profit (Loss)		-3.878.519	5.315.551
Adjustments for depreciation and amortisation expense	11,12	299.717	456.165
Adjustments for provisions		-3.532.600	5.991.353
Adjustments for (Reversal of) Provisions Related with Employee Benefits	14	-310.521	349.631
Adjustments for (Reversal of) Other Provisions	16	-3.222.079	5.641.722
Adjustments for Interest (Income) Expenses		-507.072	-975.164
Adjustments for Interest Income	24	-507.072	-975.164
Adjustments for Tax (Income) Expenses	15	-64.868	-262.395
Adjustments Related to Gain and Losses on Net Monetary Position		-73.696	105.592
Changes in Working Capital		-7.796.566	13.209.342
Decrease (Increase) in Financial Investments		-7.381.334	6.254.729
Adjustments for decrease (increase) in trade accounts receivable		2.287.937	-10.655.057
Decrease (Increase) in Trade Accounts Receivables from Related Parties	7	2.260.970	-9.600.889
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	5	26.967	-1.054.168
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-2.681.218	-2.359.493
Decrease (Increase) in Other Related Party Receivables Related with Operations	7	-2.795.957	-2.237.698
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	6	114.739	-121.795
Decrease (Increase) in Prepaid Expenses	8,9	-839.603	-572.380
Adjustments for increase (decrease) in trade accounts payable		1.919.568	1.715.809
Increase (Decrease) in Trade Accounts Payables to Related Parties	7	1.567.590	1.984.894
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	5	351.978	-269.085
Increase (Decrease) in Employee Benefit Liabilities	14	79.623	-343.718
Adjustments for increase (decrease) in other operating payables	6	-9.485.038	13.953.756
Increase (Decrease) in Other Operating Payables to Related Parties	6	-9.479.787	13.953.756
Increase (Decrease) in Other Operating Payables to Unrelated Parties	6	-5.251	0
Other Adjustments for Other Increase (Decrease) in Working Capital		8.303.499	5.215.696
Decrease (Increase) in Other Assets Related with Operations	10	8.275.702	4.888.055
Increase (Decrease) in Other Payables Related with Operations	17	27.797	327.641
Cash Flows from (used in) Operations		-28.264.558	-2.766.463
Interest received	24	507.072	975.164
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		0	-19.529
Purchase of Property, Plant, Equipment and Intangible Assets		0	-19.529
Purchase of property, plant and equipment	11	0	-19.529
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		27.496.748	-808
Proceeds from Capital Advances	18	27.500.000	0
Repayments of borrowings		-3.252	-808
Cash Outflows from Other Financial Liabilities	13	-3.252	-808
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-260.738	-1.811.636
Net increase (decrease) in cash and cash equivalents		-260.738	-1.811.636
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	559.284	2.671.487
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		199.761	11.790
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	498.307	871.641

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Current Period 01.01.2026 - 30.09.2026													
	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		65.000.000	114.284.000	-1.822.860		41.408.435	-139.928.482	-16.589.473	62.351.620	0	62.351.620	