GLOBAL INVESTMENT HOLDINGS

Financial Presentation

Q1 2025

Corporate Portfolio (31.03.2025)

GLOBAL INVESTMENT HOLDINGS

Ports

GLOBAL PORTS HOLDING

90.4%

- The **world's largest** independent cruise port operator
- **4 continents** and **21 countries**
- **33 ports***
- **Delisted** from LSE in Aug 2024, turning into a **private company**

*Concession agreements for Casablanca Port have been signed, closing process is ongoing

Power

CONSUS

51.0%

- **Co/Tri generation**: 59.3 MW installed capacity
- **Biomass:** 34.2 MW installed capacity
- **Solar:** 10.8 MW installed capacity

Total installed Capacity 104.3 MW

Gas

NATURELGAZ

60.0%

- **Turkey's & Europe's leading non-piped natural gas distributor**
- Sales volume: CNG + LNG: 131mn Sm3
- 13 Bulk CNG Plants (1 Bulk CNG plant with a partnership agreement)
- 2 Auto CNG stations

Mining

ASTRATON

97.7%

- One of Turkey's leading players in industrial minerals with about 1.0bn tons feldspar annual production capacity
- **-Q1 2025 Sales volume:** 56,639 Tons (Export:92%, Domestic sales:8%)

Finance

GFS HOLDING A.Ş.

İstanbul Portföy

66.6%

- **AUM:** 124bn TL (Q1 2025)

GLOBAL SECURITIES

75.0%

- **Trading volume:** 281bn TL
- Global MD **AUM :** 2.8bn TL (Q1 2025)

Real Esate

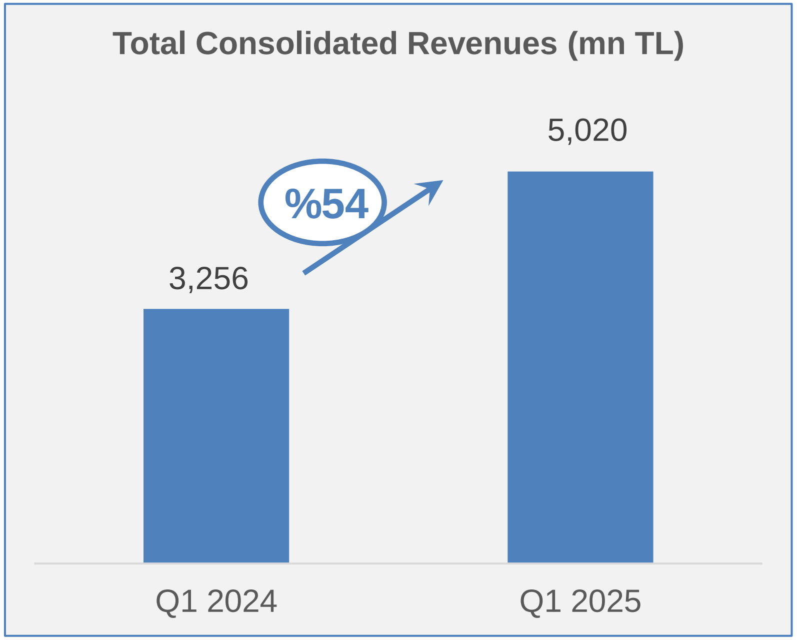
ARDUS

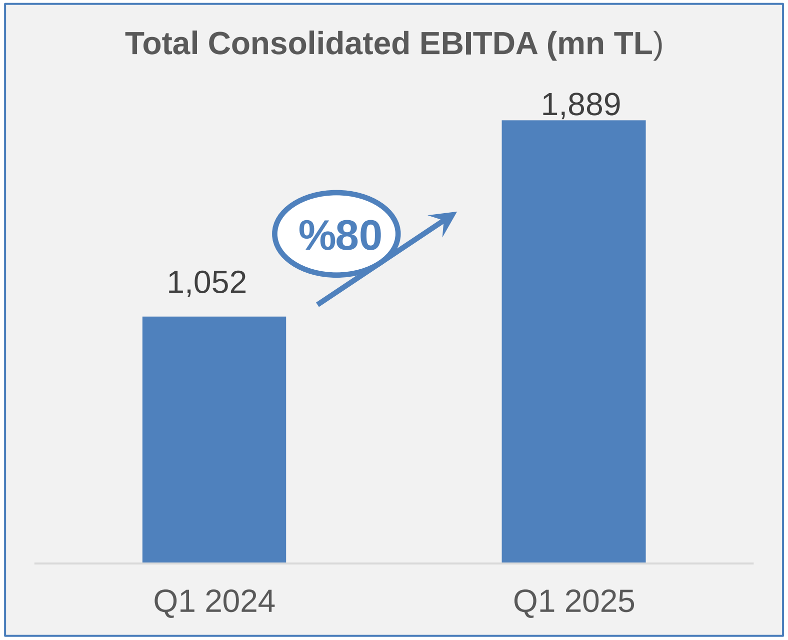
100%

- Van's first shopping centre 26,047m2 BKA
- Denizli: Sümerpark Real Estate Project is composed of Sümerpark Evleri, Private School and hospital lands
- Rıhtım 51: is a 2nd degree listed historical building. Hotel project is scheduled to be completed within 2025

I – FINANCIAL REVIEW

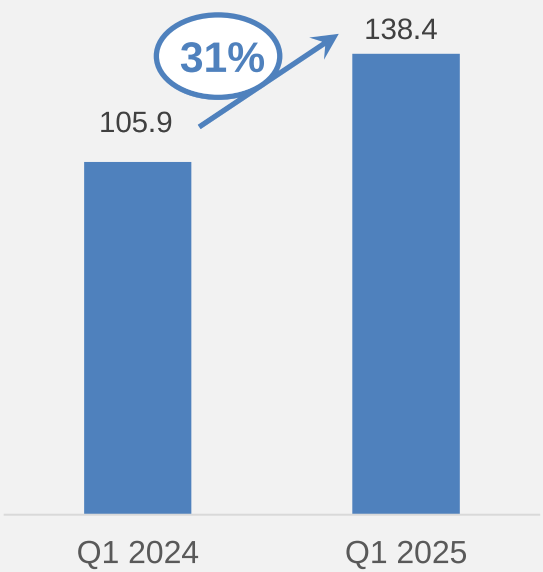
Financial Highlights (without IAS29)



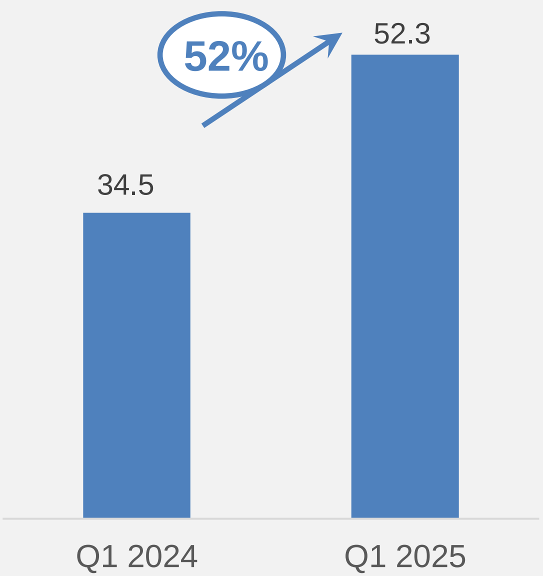


Financial Highlights (in USD terms)

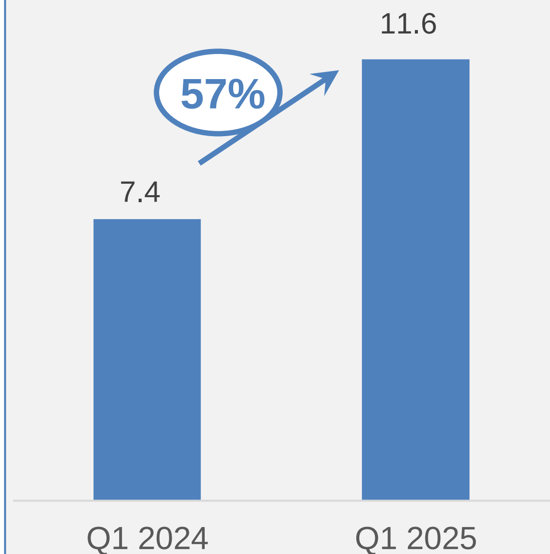
Consolidated Revenues
(mn USD)



Consolidated EBITDA
(mn USD)



Consolidated Net Income
(mn USD)



The conversion was made using the period-end exchange rates of the respective years. Following the application of IAS 29 inflation accounting, the calculation was based on the period-end exchange rate, which reflects the year-end purchasing power, rather than the average exchange rate.

Financial Highlights

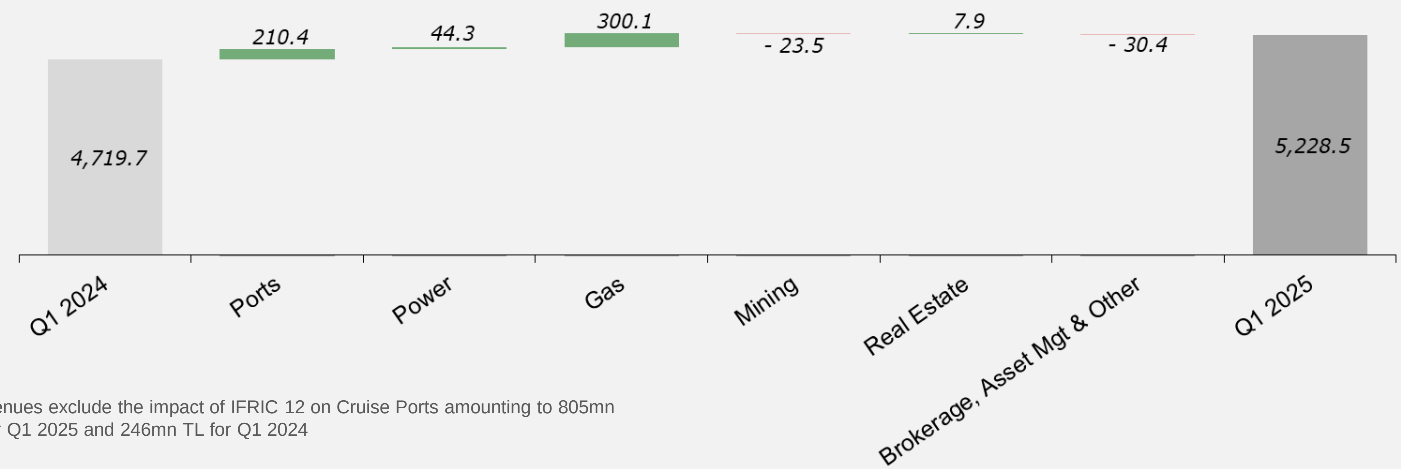
Net revenues (mn TL)	Without IAS29 Q1 2025	Without IAS29 Q1 2024	Without IAS29 % Change	As Per IAS29 Q1 2025	As Per IAS29 Q1 2024	As Per IAS29 % Change
Gas	2,102.5	1,327.9	58%	2,190.7	1,890.7	16%
Power	425.1	272.6	56%	444.2	399.9	11%
Mining	135.7	112.4	21%	141.4	164.9	-14%
Ports[1]	1,846.5	1,166.3	58%	1,921.2	1,710.8	12%
Brokerage&Asset Management	422.1	320.3	32%	438.8	470.6	-7%
Real Estate	63.9	40.0	60%	66.6	58.7	13%
Holding stand-alone	0.0	0.0	n.a.	0.0	0.0	n.a.
Others	24.6	16.5	49%	25.6	24.1	6%
GIH Total[1]	**5,020.4**	**3,255.9**	**54.2%**	**5,228.5**	**4,719.7**	**10.8%**

EBITDA (mn TL)	Without IAS29 Q1 2025	Without IAS29 Q1 2024	Without IAS29 % Change	As Per IAS29 Q1 2025	As Per IAS29 Q1 2024	As Per IAS29 % Change
Gas	595.9	309.7	92%	624.9	448.4	39%
Power	93.7	54.1	73%	100.4	79.4	26%
Mining	19.6	25.9	-25%	20.7	38.0	-46%
Ports	1,098.7	583.6	88%	1,145.9	856.2	34%
Brokerage&Asset Management	101.8	96.6	5%	106.3	142.6	-25%
Real Estate	24.4	17.5	39%	25.5	25.0	2%
Holding stand-alone	-45.8	-34.9	-31%	-47.8	-51.2	-7%
Others	0.3	-0.2	-292%	0.3	-0.2	-237%
GIH Total	**1,888.6**	**1,052.4**	**79.4%**	**1,976**	**1,538**	**28.5%**

[1] Revenues exclude the impact of IFRIC 12 on Cruise Ports

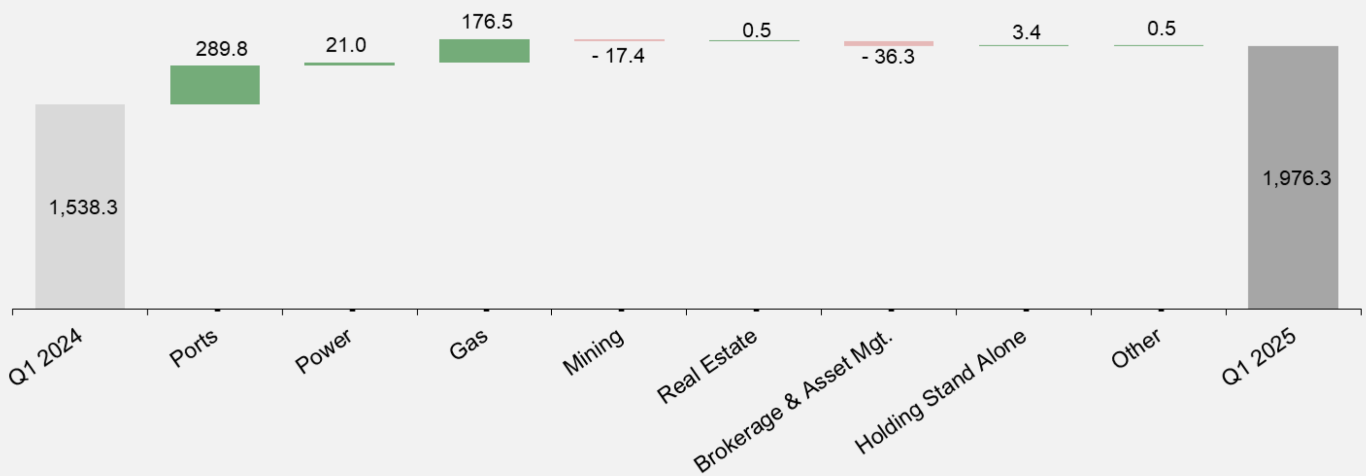
Financial Highlights (as per IAS29)
Change in Revenue & EBITDA

Revenue (mn TL)[1]



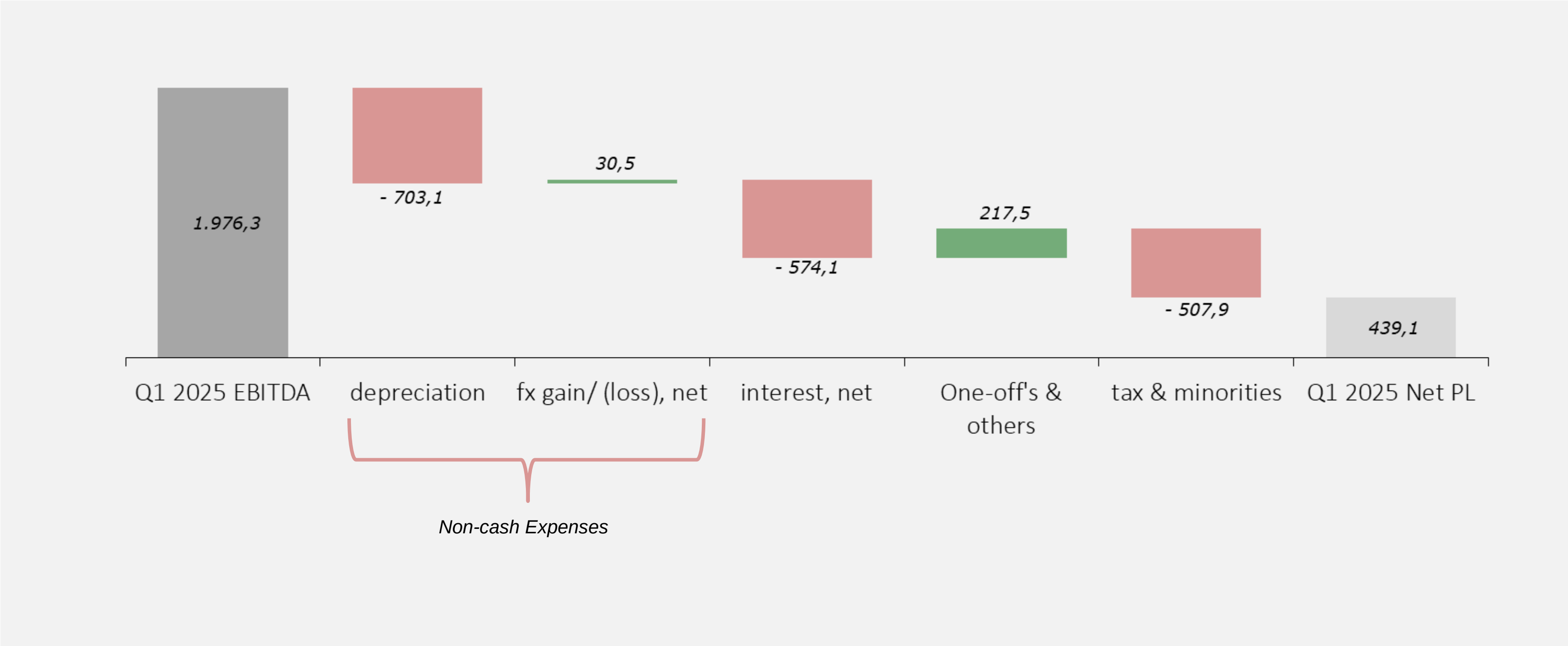
[1]Revenues exclude the impact of IFRIC 12 on Cruise Ports amounting to 805mn TL for Q1 2025 and 246mn TL for Q1 2024

EBITDA (mn TL)



Financial Highlights:
Change in P&L

- GIH reported a consolidated **net profit of 439.1mn TL** in Q1 2025, compared to a net profit of 330.0mn TL in Q1 2024, indicating **33% increase yoy**. The bottomline incorporated TL 717.2mn of non-cash expense, of which TL 703.1mn were depreciation and amortization, TL 30.5 mn net foreign exchange gain and 44.6mn TL monetary loss due to the application of IAS 29



* Q1 2024 figures are indexed to Q1 2025 as per IAS 29

Debt Structure 1 (as per IAS29)

Holding standalone debt (TL m)	Currency	Interest Rate	Year of Maturity		Amount TL mn	US$ mn
TL bond (*)	TL	fixed	2025		300.0	7.9
Secured bank loans	TL	fixed	2025		40.0	1.1
Secured bank loans	EUR	fixed	2025		1,192.6	31.6
Secured bank loans	USD	fixed	2026		1,179.0	31.2
Gross debt Holding stand alone					**2,711.5**	**71.8**
Secured bank loans (GPH BV-DWS)	EUR	fixed	2031	(With a 2-Year Extension Option)	5,013.8	132.8
Gross debt Holding standalone & GPH BV					**7,725.3**	**204.6**
Cash and Cash Equivalents					1,008.6	26.7
(I) - Net Financial Debt (TL m) - standalone					**-6,716.7**	**-177.9**

Project Company debt by segment (TL m)	2025	2026	2027	2028+	Amount TL mn	US$ mn
Ports (i)	1,549.5	606.2	1,488.0	33,391.0	37,034.7	980.6
CNG	70.6	90.9	41.3	56.7	259.5	6.9
Power	916.3	512.6	233.2	194.9	1,857.1	49.2
Mining	244.2	53.6	20.6	122.9	441.2	11.7
Real Estate (Van AVM)	77.7	77.7	77.7	194.2	427.3	11.3
Real Estate (Hotel)	488.4	0.0	0.0	0.0	488.4	12.9
Brokerage	200.0	0.0	0.0	0.0	200.0	5.3
Gross debt	**3,546.8**	**1,341.0**	**1,860.8**	**33,959.7**	**40,708.2**	**1,077.9**
Cash and Cash Equivalents					8,249.7	218.4
(II) - Net Financial Debt (TL m) - project company (TL m)					**-32,458.5**	**-859.5**
(I) + (II) - Consolidated Gross Debt (TL m)					**48,433.5**	**1,282.5**
(I) + (II) - Consolidated Cash (TL m)					**9,258.3**	**245.2**
(I) + (II) - Consolidated Net Debt (TL m)					**-39,175.2**	**-1,037.3**

(1) of which 605,5m TL due in 2025 is revolving facility.

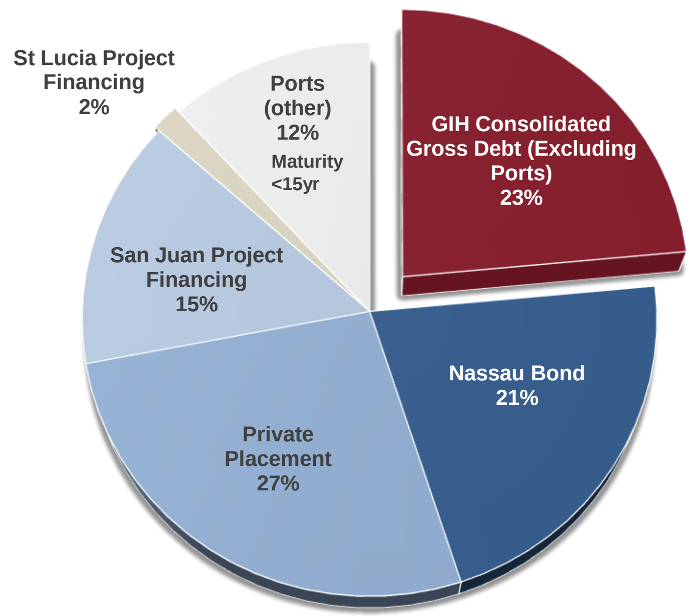
(*) The relevant bond was paid and closed on May 5, 2025.

Debt Structure 2 (as per IAS29)

GIH Consolidated Gross Debt

GIH Consolidated Gross Debt: 1.3mia USD

Consolidated Gross Debt Excluding Ports: 301.8mn USD



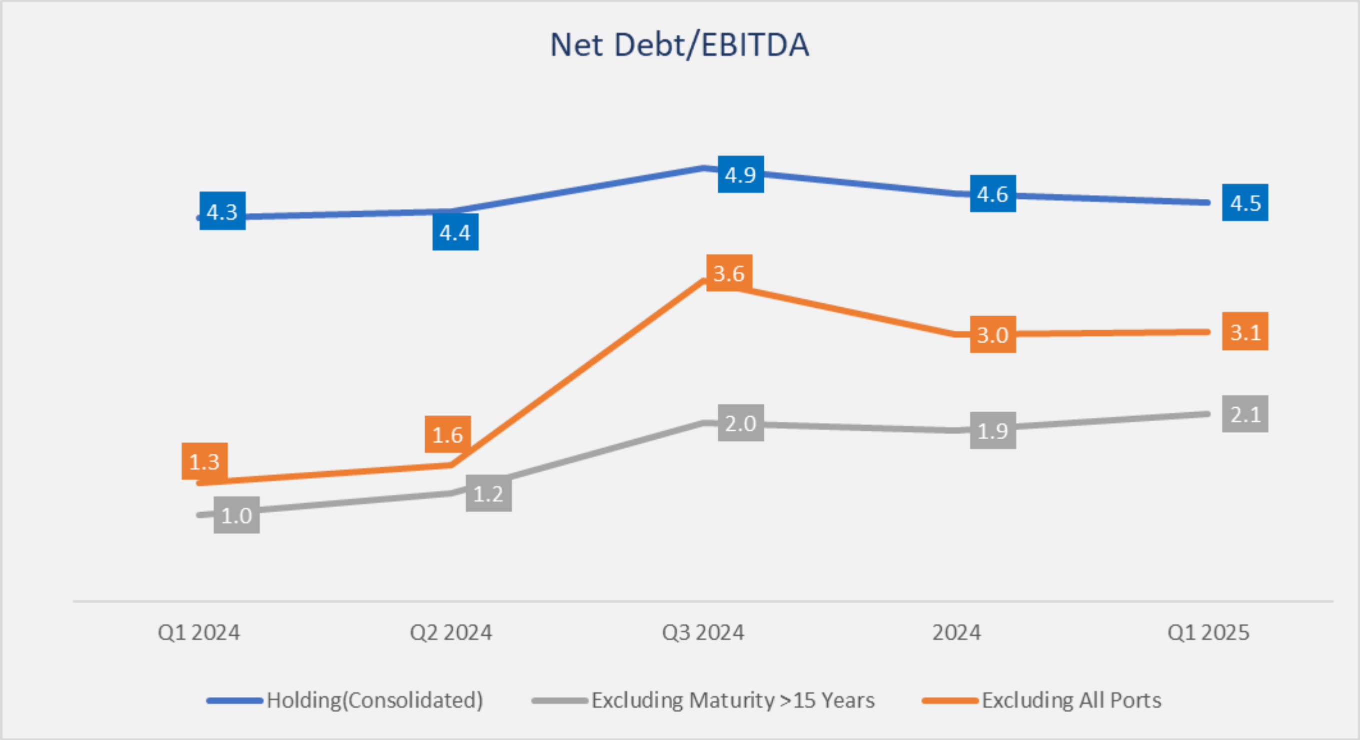
GPH long-term debt: 828.9mn USD

Maturity ≥15 years

Breakdown of Long-term Debt (Maturity ≥15 years)

- The portion amounting to 275.2 million USD consists of bonds issued on an operational company level, without a group guarantee, with a 20-year maturity, and was issued in Nassau. In the latest financing, funds were secured at an interest rate of **4.25%**, below the U.S. benchmark Treasury yield.
- The portion amounting to 346.2 million USD consists of long-term private placement bonds (Including 16.2 million USD Liverpool project financing with a maturity in 2040 (without a Group guarantee)
- The portion amounting to 187 million USD relates to the San Juan project financing with a maturity in 2046 (without a Group guarantee)
- The portion amounting to 20.5 million USD relates to the St. Lucia project financing with a maturity in 2038 (without a Group guarantee)

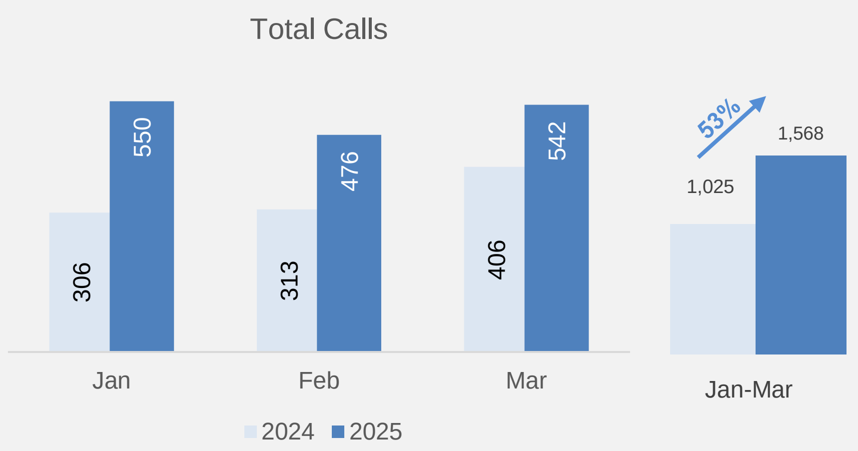
Net Debt/EBITDA (as per IAS29)

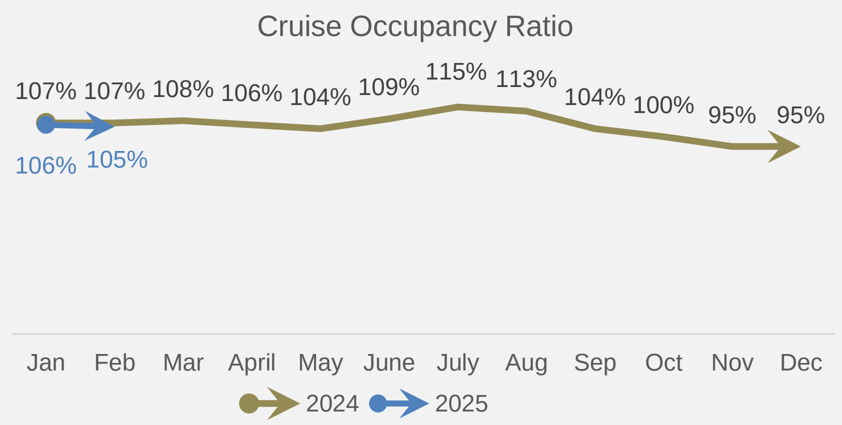


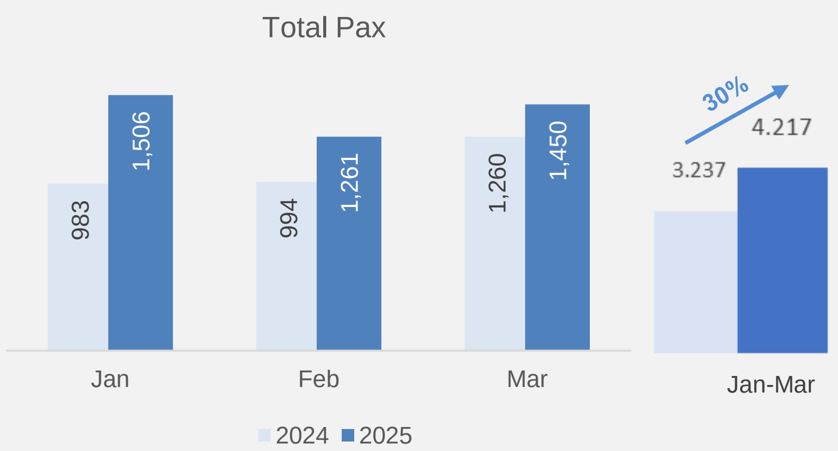
- Net Debt/EBITDA as of Q1 2025:
  - On a consolidated basis: **4.5x**
  - Excluding all port groups: **3.1x**
  - Excluding debt related to ports with a maturity of 15 years or more: **2.1x**

III – FINANCIAL & OPERATIONAL PERFORMANCE BY DIVISION

Ports Division:
Global Ports Holding Plc (GPH)



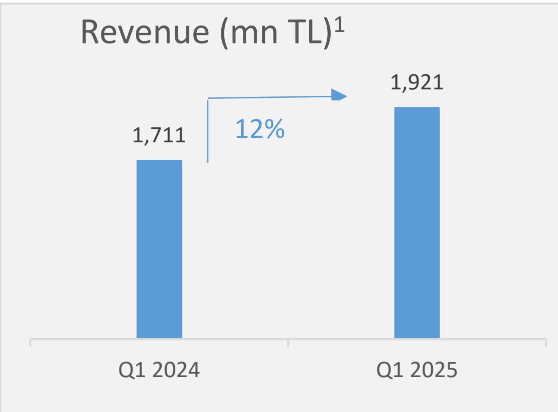


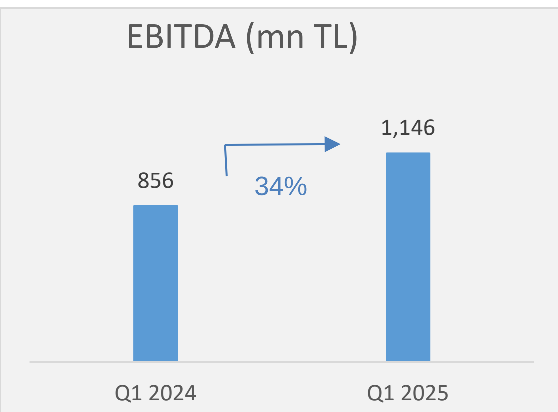


- **Number of calls** at GPH`s ports in Jan-Marc 2025 was 53**%** higher than Jan-Marc 2024 level, while **passenger movements** at GPH ports in the same period was **30%** higher YoY.

- **Average occupancy rates** of the cruise ships visiting GPH`s consolidated ports in January and February 2025 were **106%** and **105%,** respectively.

Ports Division:
Global Ports Holding Plc (GPH)

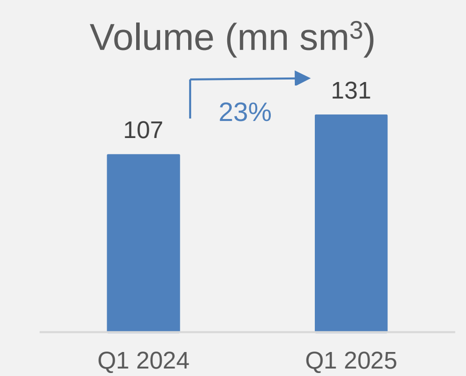


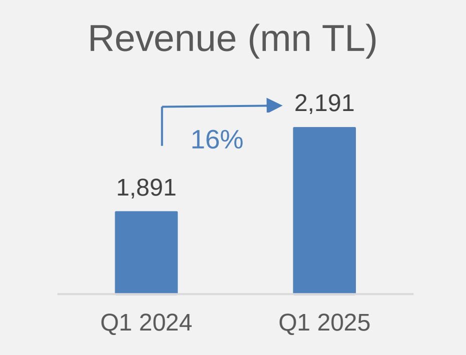


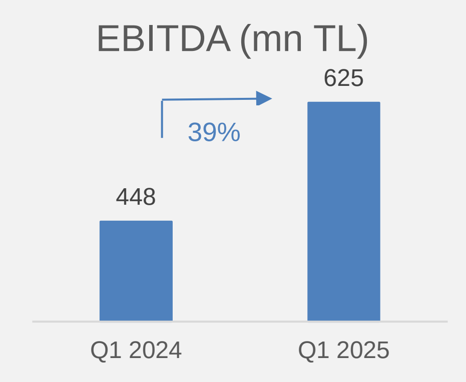
- Following a record-breaking year, the global cruise industry entered 2025 on a strong footing despite ongoing macroeconomic uncertainties and market volatility. Robust demand throughout the first quarter confirms continued optimism for sector growth. According to the 2025 Cruise Industry Annual Report, global cruise capacity is expected to increase by **25% by 2030**.
- Port operations recorded a year-on-year revenue growth of 12% to TRY 1.9 billion in Q1 2025, while EBITDA rose by 34% to TRY 1.1 billion during the same period.
- The concession period for the **Lisbon Cruise Port,** originally set to expire on 27 August 2049 under the agreement signed in 2014, has been officially **extended to 19 January 2056.**
- At the **Antigua Cruise Port,** following the completion of a new pier that significantly increased passenger capacity, construction has officially commenced on a new state-of-the-art cruise terminal at the Heritage Quay site. The new terminal, scheduled for completion in June 2026, is part of GPH's original US$45 million investment plan announced when the company assumed operations in October 2019.
- GPH has signed a 50-year concession agreement with Clydeport Operations Limited, a subsidiary of Peel Ports Group, to operate cruise operations at **Greenock Port**, located on the west coast of Scotland.
- We announced on 11 April 2025 that SATS – Creuers Cruise Services PTE LTD, in which GPH is a joint venture partner, plans to invest approximately SGD 40 million (approximately USD 30 million) in the **Marina Bay Cruise Centre Singapore**, operated by SATS – Creuers. The investment aims to increase terminal capacity and improve passenger experience. In view of the significant investment, SATS- Creuers operating agreement of the Marina Bay Cruise Centre has been extended for eight years, with the option to extend for another two years. The extension will potentially run from **May 2027 till March 2037**. As a result of this investment, the terminal's passenger capacity is anticipated to be increased from the current 6,800 to 11,700.

[1]Revenues exclude the impact of IFRIC 12 on Cruise Ports amounting to 805mn TL for Q1 2025 and 246mn TL for Q1 2024

Gas Division: Naturelgaz

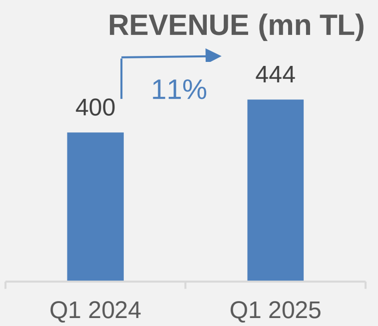


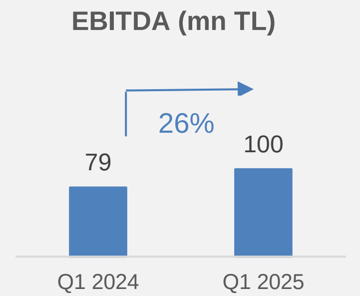


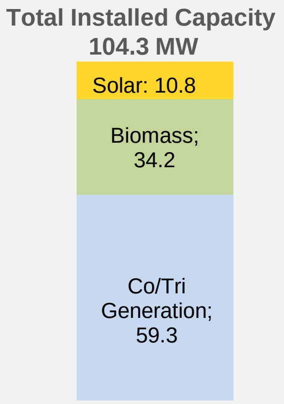


- **Sales volume** reached 131mn Sm³ in Q1 2025, representing **an increase of 23% YoY.**
  - Citygas sales volume increased by 38% year-on-year, reaching 108 million Sm³. The number of settlements served reached 126 by the end of Q1 2025.
- Sales volumes reached an all-time high in Q1 2025, accompanied by notable improvements in gross profit and EBITDA margins. Revenues in Q1 2025 increased by 16% YoY, reaching TL 2,191 million. Thanks to strong operational leverage and effective cost management, the Company achieved sustainable profitability growth, with EBITDA rising by 39% YoY to TL 624.9 million. Profitability was further supported by disciplined cost control and ongoing improvements in business processes. As a result, gross profit increased by 39% compared to the same period last year, reaching TL 726 million on a standalone basis.
- Profit before tax, which was TL230mn in Q1 2024, increased to TL528mn in Q1 2025, based on company standalone financials.
- Naturelgaz's net cash surplus was TL104 million as of December 31, 2024, and increased to TL453 million by March 31, 2025. Additionally, Naturelgaz distributed a gross dividend of TL400 million to shareholders on April 28, 2025.
- In Q1 2025, Naturelgaz invested TL116.4 million to support growth and operational efficiency, focusing on CNG infrastructure, pressure reduction equipment, and solar energy projects—reinforcing its service capacity and commitment to sustainable energy.
- Naturelgaz operates with a total of 16 facilities and Production and Design Center in Sakarya, including 13 Bulk CNG plants, 2 Auto CNG stations and 1 Bulk CNG plant with a partnership agreement.
- Naturelgaz continues its international project development activities within the scope of the implementation of its current business model abroad.

Power Generation:
Distributed Energy, Biomass and Solar







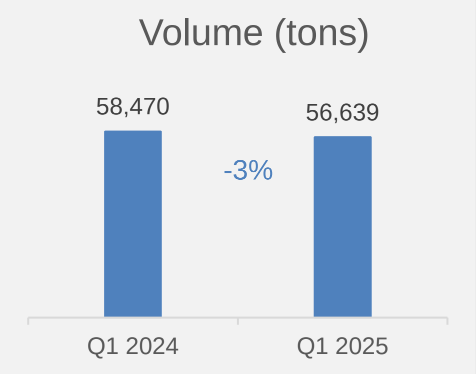
- Revenues from the power generation segment increased by 11% Yoy in Q1 2025, reaching TL 444.2 million. During the same period, EBITDA rose by 26% to TL 100.4 million. The improvement in revenue and profitability was primarily driven by higher production volumes in the distributed energy segment and a more favorable margin between electricity and natural gas prices compared to the same period of the previous year.

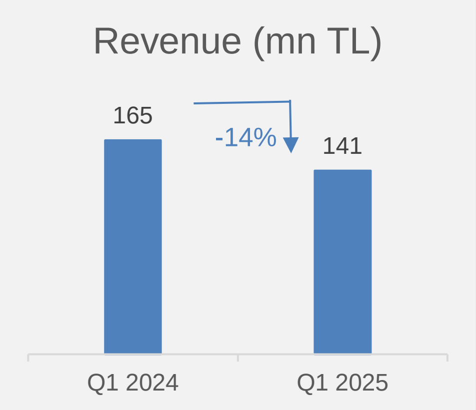
- As part of the tender awarded to Consus Enerji by the Ministry of Energy and Transport of the Government of the Commonwealth of The Bahamas and Bahamas Power and Light Company to supply electricity to two islands:
  - In April 2025, two Power Purchase Agreements (PPAs) were signed between Bahamas Power and Light Company and EA Energy Limited—a company established in the Commonwealth of The Bahamas in which Group subsidiary Consus Bahamas holds a 50% stake. Under these agreements, electricity will be supplied to the two islands for a period of 25 years at a USD-denominated unit price.
  - The project will have a total installed capacity of 75 MW from natural gas and solar power plants, along with 25 MWh of energy storage systems.
  - The total investment, including design, engineering, equipment procurement, installation and construction, commissioning, and all interest and insurance costs incurred during the investment phase, is expected to amount to approximately USD 135 million. Long-term project financing is planned to be secured from funding sources in The Bahamas and the United States. The investment phase is expected to be completed in 2026, with the plants becoming operational thereafter.

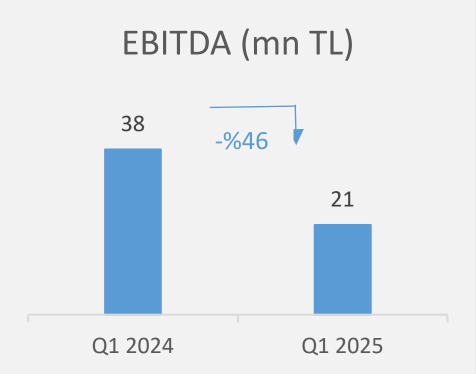
- Leveraging the synergies created by GPH's international port network, a preliminary agreement has been signed for a 5 MWp solar energy project in Antigua and Barbuda, to operate under a guaranteed tariff for a period of 30 years. Negotiations regarding the Power Purchase Agreement (PPA) are currently ongoing.

- A contract for the installation and operation of a solar power plant with a capacity of up to 3.7 MWp, was signed with one of the subsidiaries of the Group in 2024. The investment process of the project is ongoing, while the plant is planned to be commissioned in 2025. In late March 2025, a new commercial agreement was signed with a different client, initiating the development, construction, and operation of a 3.1 MWp solar power plant.

Mining Division: Straton







- The Company, because of **the decline in demand from the local and European markets**, reported a **sales volume** of **56,639 tons** in Q1 2025, representing a 3% decrease yoy.
- The Company's main export markets continued to be Spain, Italy and Egypt. Export related sales volume was **51,861 tons** while domestic sales volume was realized **at 4,779 tons for the period**.
- In Q1 2025 the Mining segment's revenues declined by 14% to TL 141.4 million, and EBITDA decreased by 46% to TL 20.7 million YoY.
- The decline in EBITDA was mainly attributable to lower sales volume as well as contracting operating margins as a result of higher inflation rates compared to fx rate hikes. The lower volume of demand for high value-add products during the first quarter of 2025 was the other main factor affecting EBITDA negatively.
- The Company has focused on initiatives covering sales and marketing agreements to enhance the brand awareness of Straton, particularly in the Italian market, which is recognized as the center of ceramics. In the upcoming period, similar efforts will continue in the European market, with a strategic emphasis on exports.
- The Company continues its product and market diversification efforts by pursuing opportunities in new export markets, focusing on processed and high-quality products. In this context, the Company prioritizes exports and aims to position itself as a strong brand in high-value-added product ranges in the markets where it operates.
- Guney Maden, another mining company within the Group, has completed the authorization process for two new feldspar quarries in the Aydın region and initiated production activities in one of those quarries. The new licenses are expected to increase the Group's total feldspar reserves and help increase the product quality in the ongoing operations. In Q1 2025 Guney Maden continued its efforts to complete the authorization processes for additional mining licenses and gradually to start production.

Real Estate Division:
Ardus

- The Real Estate division's revenues include rent revenues and residential/commercial sales revenues.
    - In Q1 2025 the Real Estate segment revenues and EBITDA increased by 13% and 2%, respectively. Revenues stood at TL 66.6 million and EBITDA was TL 25.5 million in Q1 2025.
- **Sümerpark Real Estate Project**, which is the new living centre of Denizli, is composed of Sümerpark Evleri consisting of 608 houses, private school and hospital lands.
- **Van Shopping Centre** is the first shopping centre in the city and provides a strong selection on 55,000m² building area and 26,047 m² leasable area. Van Shopping Centre is home to approximately 86 stores as well as restaurants and cafes, child playground and 7-screen cinemas. In Q1 2025, it attracted more than 2mn visitors, while currently operating with 100% occupancy.
- **Rıhtım 51 (Karaköy) :**Rıhtım 51 has 2nd degree listed historical building. The renovation projects of the property have been completed and the building permit is obtained for the 6,603 m² hotel project. A 25-year brand and management agreement was signed with Hilton Worldwide Manage Limited for the hotel. The hotel is expected to commence operations and welcome its first guests by the end of 2025.
- **Cyprus:** Maya, which was established to develop the Aqua Dolce Tourism and Entertainment Center Project and is designed to include Aqua Dolce Tourism and Entertainment Center, Resort Hotel, SPA, multi-purpose conference hall, casino, sports facilities, apartments and residences.

Asset Management & Brokerage Division:
Istanbul Asset Management & Global Securities & Global MD

- Revenues of the brokerage and asset management division consists of securities brokerage commissions, interest revenues on margin lending transactions, portfolio management fees, proprietary trading revenues and advisory fees .

- **The brokerage & asset management division** revenues declined by 7% to TL 438.8 million, while EBITDA decreased by 25% YoY, to TL 106,3 million. This contraction was driven by the uncertain environment and market volatility observed during the first quarter.

- **Istanbul Asset Management is the largest portfolio management company** which has domestic capital and without a bank/brokerage house /insurance company as a parent.

  - Actus Asset Management and Istanbul Asset Management finalized their merger under Istanbul Asset Management by the end of September 2020, creating the largest domestic and independent asset management company in Turkey.

  - GIH exercised its option to buy additional 40% stake in İstanbul Asset management in September 2021, increasing its stake in the company from 26.6% to 66.6%, becoming the largest shareholder; and hence paving the way for full consolidation. The remaining 6.65% stake is owned by the Police Care and Assistance Funds, which has over 50,000 partners and sizeable assets of 1.3bn TL, while 26.75% stake is owned by 5 investors.

  - Managing 73 funds, of which 4 are pension funds, as well as several discretionary mandates, Istanbul Asset Management is the only fully-fledged asset manager in Turkey.

  - Istanbul Asset Management manages **124bn TL** in AUM as of Q1 2025.

- As of Q1 2025, the total AUM managed by our group's asset management companies has increased by 62% compared to Q1 2024, reaching 126.9 billion TL.

- **Global Securities** had a **market share of c.1%** with an equity trading volume of 281bn TL in Q1 2025.

IV – APPENDIX

Balance Sheet

(TL Million)	31 Mar 2025	31 Dec 2024
ASSETS		
Current assets	**16,494.2**	**16,527.1**
Cash and banks	8,064.4	8,731.6
Marketable securities	1,193.9	1,158.5
Trade receivables and receivables from operations in finance sector	3,924.3	3,742.0
Inventories	601.0	693.2
Other current assets (1)	2,710.6	2,201.8
Assets classified as held for sale	0.0	0.0
Non-current assets	**59,729.2**	**58,867.3**
Financial assets	129.2	52.3
Investment properties	7,856.4	7,743.2
Tangible fixed assets	12,181.4	12,187.2
Intangibles and concession properties	30,722.4	30,413.2
Right of use assets (3)	3,872.5	3,375.4
Equity pickup investments	746.7	730.9
Goodwill	837.7	852.0
Deferred tax assets	2,492.5	2,585.2
Other receivables and non-current assets (2)	890.5	927.9
TOTAL ASSETS	**76,223.5**	**75,394.4**
LIABILITIES		
Short term liabilities	**12,990.8**	**13,154.9**
Financial debt	7,557.6	7,381.7
Lease liabilities (3)	243.8	169.1
Trade payables	3,366.8	3,862.1
Accrued liabilities and other payables	1,822.6	1,742.0
Liabilities classified as held for sale	0.0	0.0
Long term liabilities	**47,972.0**	**47,031.8**
Financial debt	42,429.8	41,898.8
Lease liabilities (3)	2,955.9	2,596.5
Provisions and other long term liabilities (4)	700.6	678.9
Deferred tax liabilities	1,885.8	1,857.5
Accrued liabilities and other payables	0.0	0.0
Total shareholders' equity	**15,260.7**	**15,207.7**
Paid in capital	1,950.0	650.0
Treasury shares	0.0	0.0
Reserves	1,821.0	3,053.9
Previous years' profit/loss	5,472.1	1,824.7
Profit/(loss) for the period	439.1	3,648.2
Minority interest	5,578.5	6,030.8
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**76,223.5**	**75,394.4**

(1) non-trade receivables including related parties, tax receivables and others

(2) long term non-trade receivables including related parties, advances, prepaid expenses and others

(3) recognition of right-of-use asset and a lease liability with respect to rent contracts of building, office, vehicles and concession agreements according to transition toTFRS 16.

(4) non-trade payables including related parties, long term provisions and other liabilities

Income Statement

(TL Million)	Q1 2025	Q1 2024
Total gross revenues	6,033.65	4,965.93
Cost of sales and services	-3,710.09	-3,048.17
Gross profit	**2,323.56**	**1,917.76**
Operating expenses	-1,111.76	-1,113.23
Other operating income/(loss), net	232.32	68.93
Equity pickup asset gains/(losses)	46.51	56.71
Gross operating profit/(loss)	**1,490.63**	**930.17**
Financial income/(expenses), net	-683.89	-762.28
Monetary gain / (loss)	-44.57	323.96
Profit/(loss) before tax	**762.17**	**491.85**
Taxation	-112.28	-5.93
Profit/(loss) after tax	**649.89**	**485.93**
Minority interest	210.74	155.91
Net profit/(loss) for the period	**439.14**	**330.01**
EBITDA	1,976.3	1,538.3

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For further information, please contact:

Investor Relations

Global Yatırım Holding A.Ş.

Büyükdere Cad. No: 193

Şişli 34394 Istanbul, **Turkey**

Google Maps: 41.07961,29.01141

Phone: +90 212 244 60 00

Email: **investor@global.com.tr**

Website: **www.globalyatirim.com.tr**

facebook.com/GLYHOIR

twitter.com/GLYHOIR

linkedin.com/GLYHOIR