GLOBAL INVESTMENT HOLDINGS

Financial Presentation

FY 2025

GLOBAL
INVESTMENT HOLDINGS

Corporate Portfolio (2025)

GLOBAL INVESTMENT HOLDINGS

Ports

GLOBAL PORTS HOLDING

90.5%

- The **world's largest** independent cruise port operator
- **4 continents** and 19 **countries**
- **32 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**: 65.5 MW installed capacity
- **Biomass:** 34.2 MW installed capacity
- **Solar:** 10.8 MW installed capacity

Total installed Capacity 110.5 MW

Gas

NATURELGAZ

60.0%

- **Turkey's & Europe's leading non-piped natural gas distributor**
- Sales volume: CNG + LNG: 248mn Sm3
- 15 Bulk CNG Plants (1 Bulk CNG plant with a partnership agreement)
- 2 Auto CNG stations

Mining

STRATON

97.7%

- One of Turkey's leading players in industrial minerals with about 1.0bn tons feldspar annual production capacity
- **2025 Sales volume:** 226,792 Tons (Export:94%, Domestic sales:6%)

Finance

GFS HOLDING A.Ş.

İstanbul Portföy

66.6%

- **AUM:** 127.8bn TL (2025)

GLOBAL SECURITIES

75.0%

- **Trading volume:** 803bn TL (2025)
- **Global MD AUM :** 3.4bn TL (2025)

Real Esate

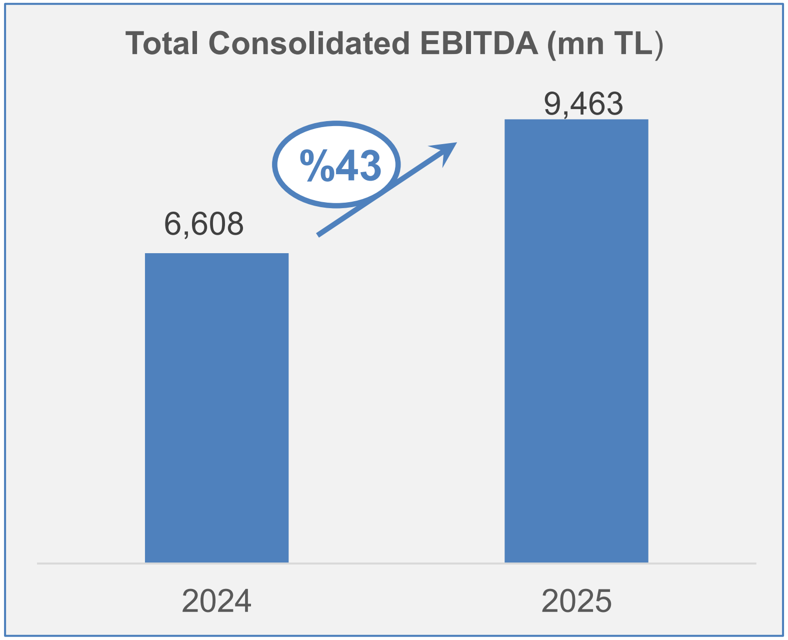
ARDUS

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 2^{nd} degree listed historical building. Hotel project is scheduled to be in 2026

I – FINANCIAL REVIEW

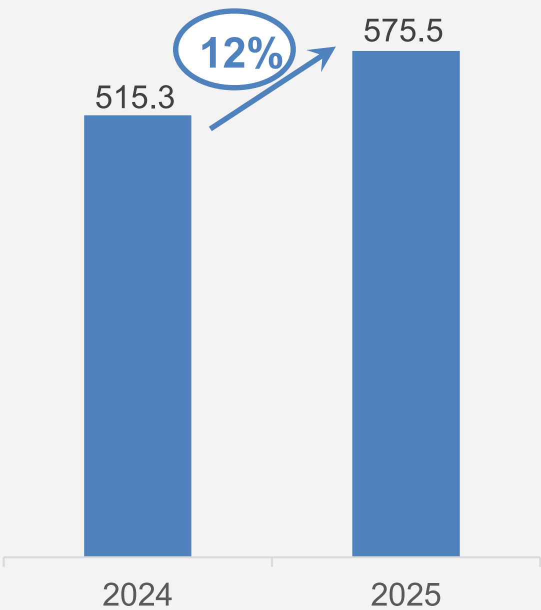
Financial Highlights (without IAS29)



Financial Highlights (in USD terms)

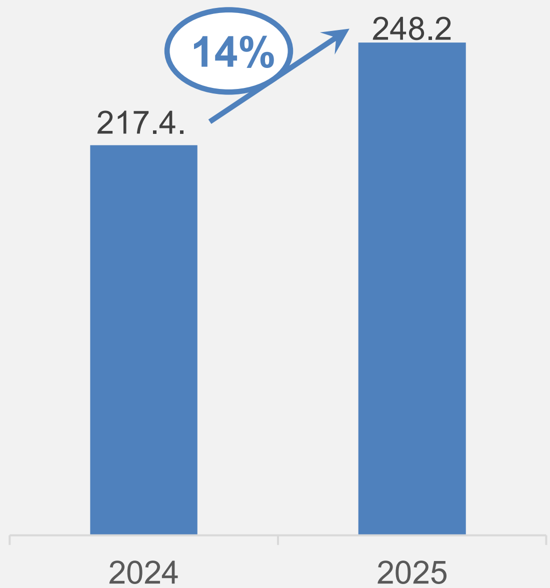
GLOBAL INVESTMENT HOLDINGS

Consolidated Revenues*
(mn USD)

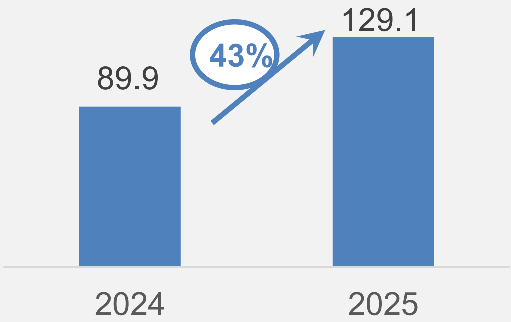


*Excluding IFRIC12

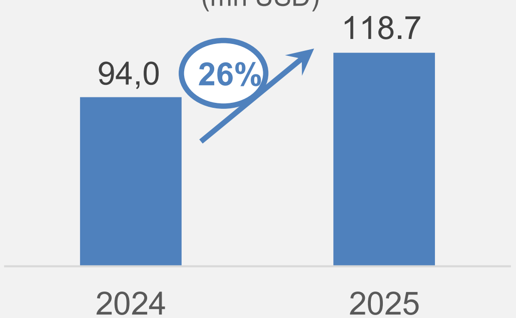
Consolidated EBITDA
(mn USD)



Consolidated Net Income Before Tax (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)	as per IAS29 2025	as per IAS29 2024	as per IAS29 % Change	2024 Reported	% Change	without IAS29 2025	without IAS29 2024	without IAS29 % Change
Gas	7,926	7,477	6%	5,712	39%	7,076	4,954	43%
Power	1,642	1,772	-7%	1,353	21%	1,453	1,184	23%
Mining	648	667	-3%	509	27%	580	441	32%
Ports1	12,167	11,097	10%	8,478	44%	10,889	7,332	49%
Brokerage&Asset Management	1,776	2,346	-24%	1,793	-1%	1,576	1,554	1%
Real Estate	314	292	8%	223	41%	281	193	46%
Holding stand-alone	0	0	a.d.	0	a.d	0	0	a.d.
Others	194	145	34%	111	75%	174	96	81%
GIH Total[1]	**24,668**	**23,796**	**4%**	**18,180**	**36%**	**22,029**	**15,753**	**40%**

EBITDA (mn TL)	as per IAS29 2025	as per IAS29 2024	as per IAS29 % Change	2024 Reported	% Change	without IAS29 2025	without IAS29 2024	without IAS29 % Change
Gas	1,737	1,506	15%	1,151	51%	1,512	997	52%
Power	524	502	4%	411	27%	473	352	34%
Mining	92	132	-30%	101	-9%	83	88	-6%
Ports	7,901	6,970	13%	5,325	48%	7,071	4,605	54%
Brokerage&Asset Management	320	920	-65%	703	-55%	266	583	-54%
Real Estate	175	144	21%	110	58%	156	95	64%
Holding stand-alone	-213	-229	7%	-175	-22%	-189	-152	-25%
Others	101.8	59.3	72%	45.3	125%	91.1	39.2	133%
GIH Total	**10,636**	**10,005**	**6%**	**7,671**	**39%**	**9,463**	**6,608**	**43%**

[1]Revenues exclude the impact of IFRIC 12 on Cruise Ports amounting to 3,570mn TL for 2025 and 3,530mn TL for 2024 as per IAS 29

GIH Group Companies
2026 Guidance (Without IAS29)

Port Infrastructure	2025	2026 Guidance
Revenue (mn TL) (exc. IFRIC 12, mn TL)	10.889,0	35-50% Growth
Adjusted EBITDA (mn TL)	7.071,2	35-50% Growth

Gas (Naturelgaz)	2025	2026 Guidance
Revenue (mn TL)	7.075,9	15-30% Growth
Operating EBITDA (mn TL)	1.512,1	15-30% Growth

Power (Consus Enerji)	2025	2026 Guidance
Revenue (mn TL)	1.453,0	5-20% Growth
Operating EBITDA (mn TL)	434,9	5-20% Growth

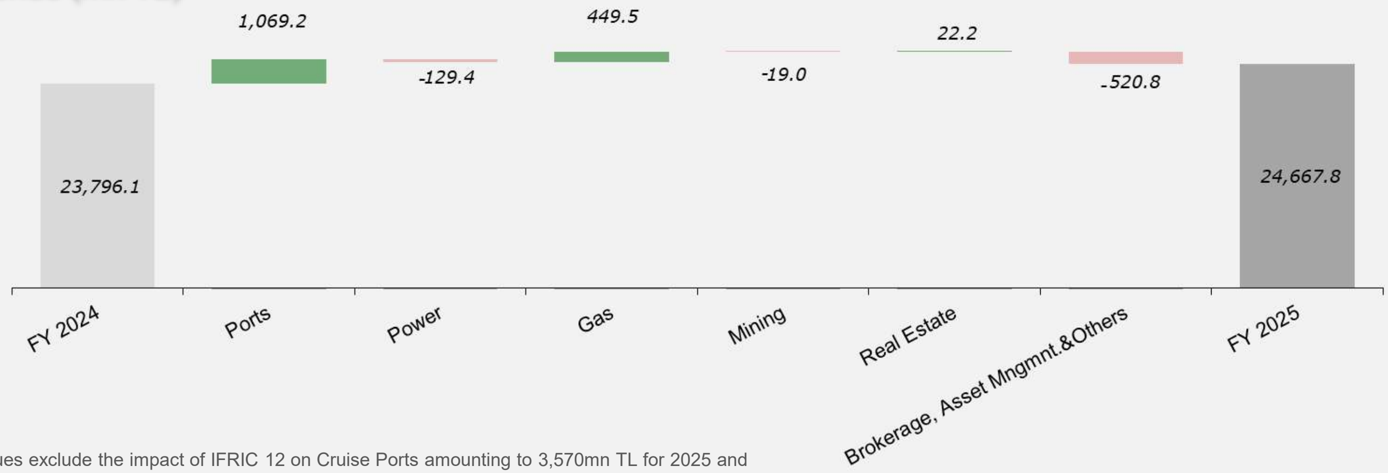
Mining	2025	2026 Guidance
Revenue (mn TL)	579,8	10-20% Growth
Operating EBITDA (mn TL)	120,5	10-20% Growth

Real Estate (Van Shopping Centre)	2025	2026 Guidance
Revenue (mn TL)	273,9	20-35% Growth
Operating EBITDA (mn TL)	194,4	20-35% Growth

Finance	2025	2026 Guidance
Revenue (mn TL)	1.576,1	10-25% Growth
Operating EBITDA (mn TL)	266,1	10-25% Growth

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

Revenue (mn TL)[1]

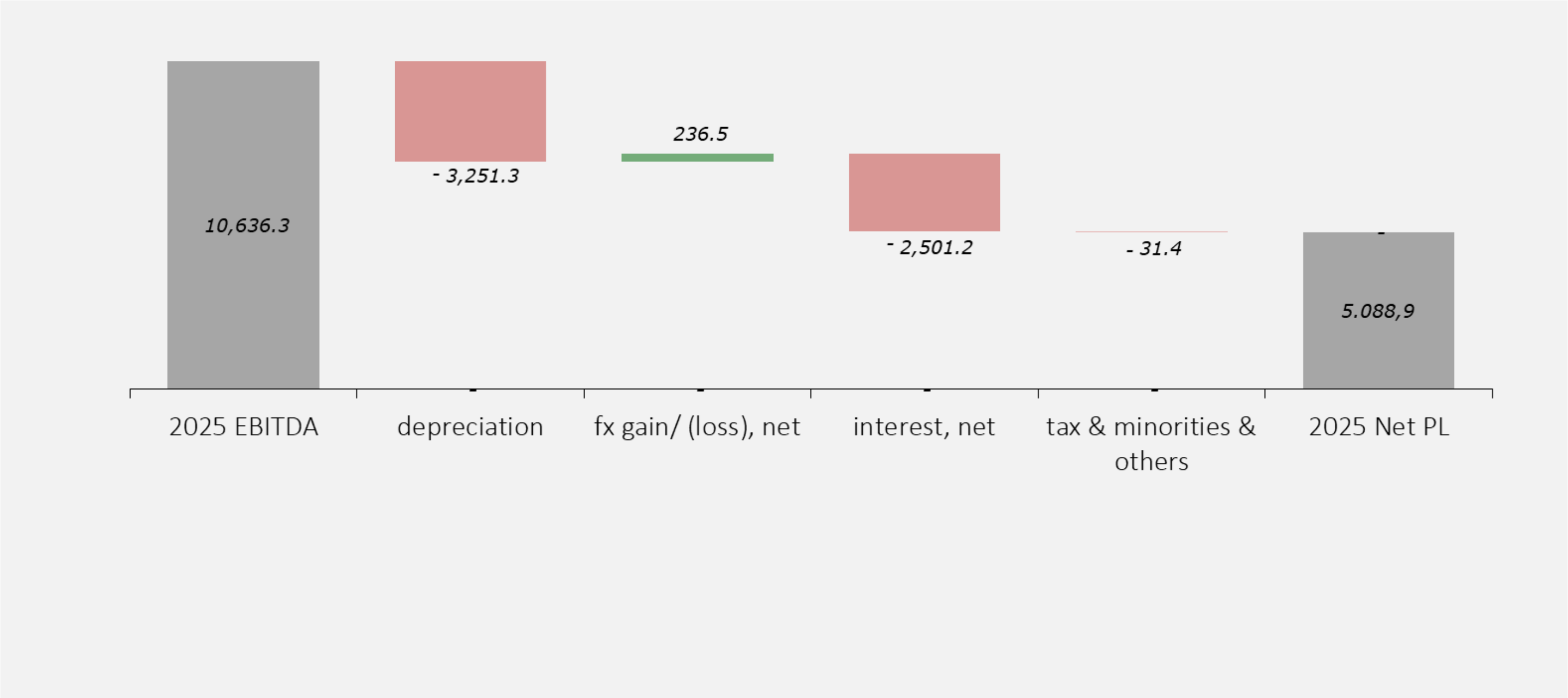


[1]Revenues exclude the impact of IFRIC 12 on Cruise Ports amounting to 3,570mn TL for 2025 and 3,530mn TL for 2024 as per IAS 29

EBITDA (mn TL)

Financial Highlights: Change in P&L

- GIH reported a consolidated net profit of TL 5,089mn in FY 2025, compared to a net profit of TL 4,339mn in FY 2024, indicating a 17% YoY increase.

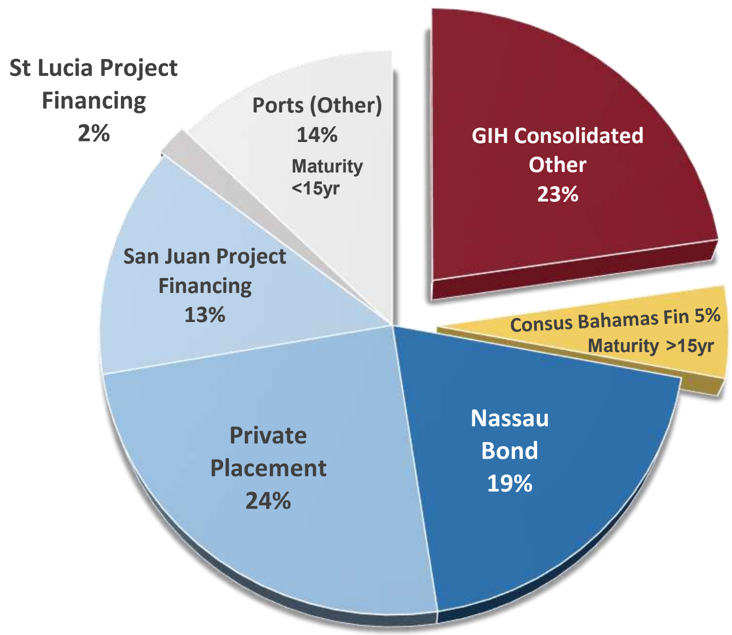


Debt Structure 2 (as per IAS29)

GIH Consolidated Gross Debt

GIH Consolidated Gross Debt: 1.5mia USD

Consolidated Gross Debt Excluding Ports: 416mn USD



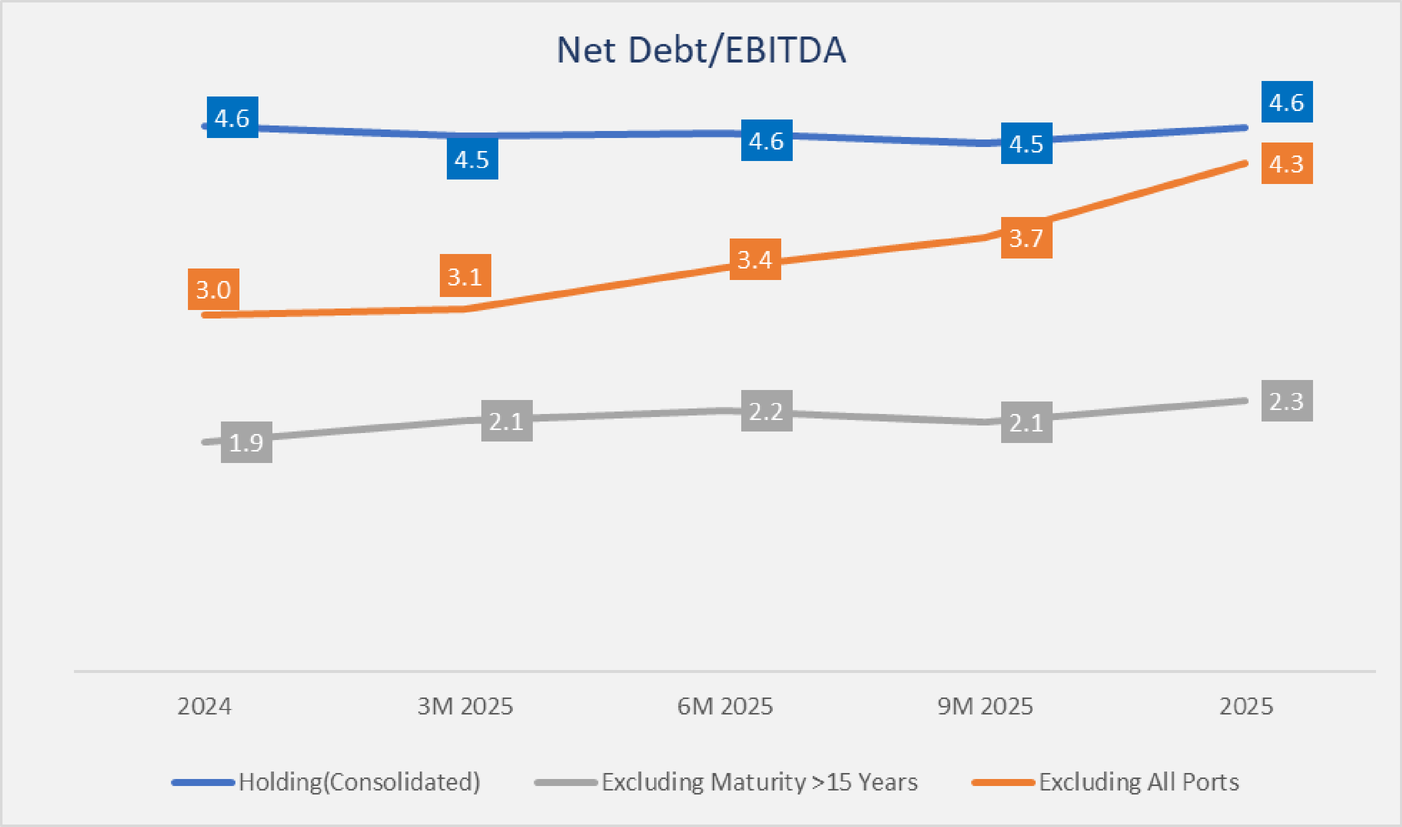
Maturity ≥15 years Total Debt: 919.4mn USD

- **GPH:** 844.4mn USD
- **Consus Bahamas:** 75mn USD

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

- The portion amounting to 281 million USD consists of borrowings raised by the 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 330 million USD consists of long-term private placement bonds (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 29.3 million USD relates to the St. Lucia project financing with a maturity in 2038 (without a Group guarantee)
- The portion amounting to 16.9 million USD Liverpool project financing with a maturity in 2040 (without a Group guarantee)
- The portion amounting to 75 million USD relates to the Consus - Bahamas long-term private placement with a maturity in 2045 (without a Group guarantee)

Net Debt/EBITDA (as per IAS29)

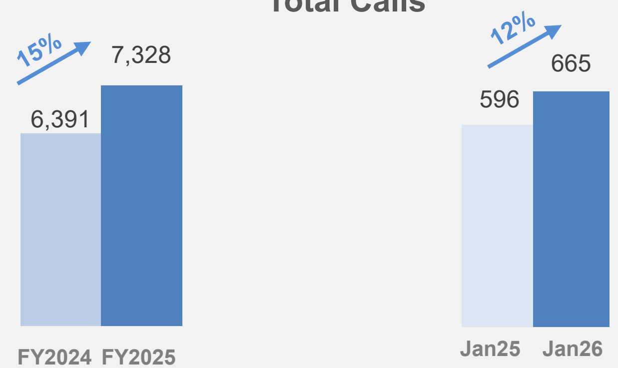


- Net Debt/EBITDA at the end of 2025:
    - On a consolidated basis: **4.6x**
    - Excluding all port groups: 4.**3x**
    - Excluding consolidated borrowings with maturities of 15 years or longer: **2.3x**

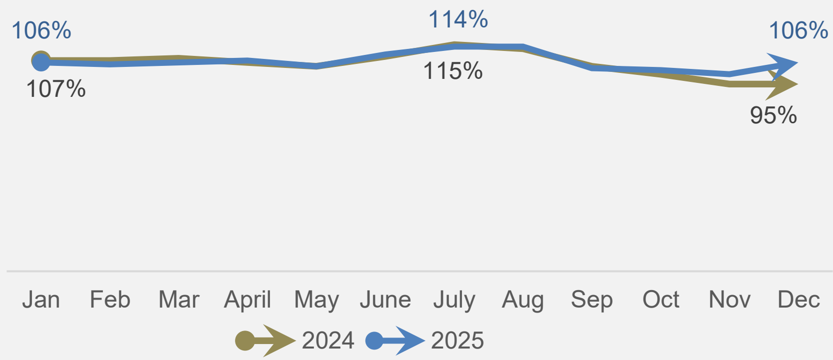
III – FINANCIAL & OPERATIONAL PERFORMANCE BY DIVISION

Ports Division:
Global Ports Holding (GPH)

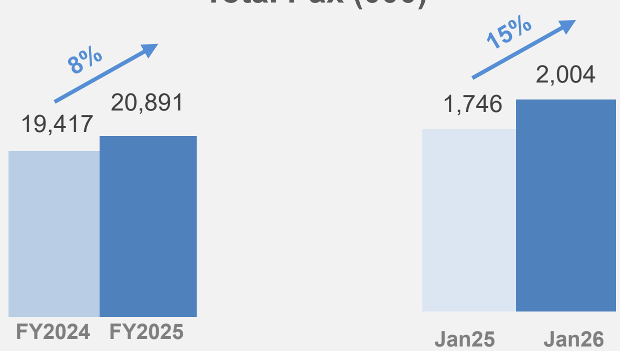
Total Calls*



Cruise Occupancy Ratio**



Total Pax (000)*



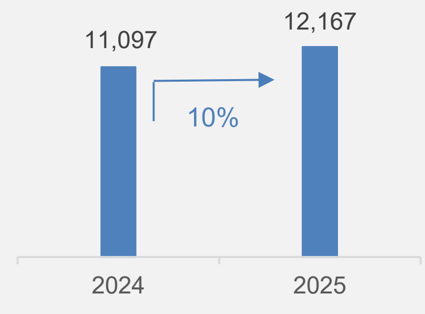
- Number of calls at GPH`s all ports in Jan-Dec 2025 was 15% higher than Jan-Dec 2024 level, while passenger movements at GPH's all ports in the same period was 8% higher YoY.
- Average occupancy rates of the cruise ships visiting GPH`s consolidated ports between Jun-Dec 2025 were 100%-114%.
- Number of calls at GPH`s all ports in Jan 2026 was 12% higher than Jan 2025 level, while passenger movements at GPH's all ports in Jan 2026 standalone was 15% higher than Jan 2025 level.

*Includes all ports in the portfolio (equity accounted investees are included)

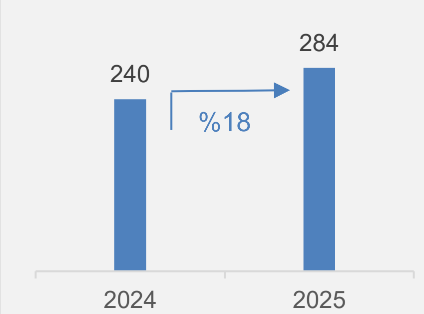
**Includes consolidated ports only (excludes equity accounted investees)

Ports Division:
Global Ports Holding (GPH)

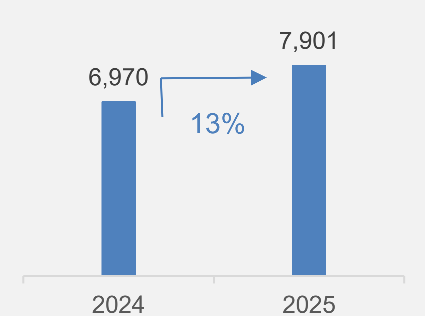
Revenue (mn TL)[1]



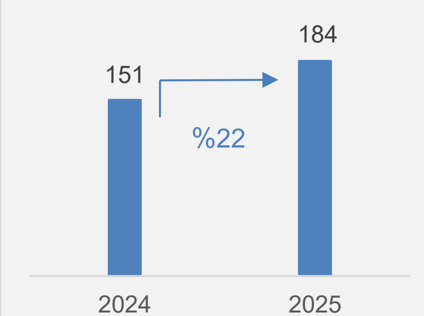
Revenue (mn USD)[1]



EBITDA (mn TL)



EBITDA (mn USD)



[1]Revenues exclude the impact of IFRIC 12 on Cruise Ports amounting to 3,570mn TL for 2025 and 3,530mn TL for 2024 as per IAS 29

Strong momentum in the cruise industry continued throughout 2025:

- Global passenger capacity increased by 6%, reaching 36 million in 2025*
- Record booking volumes were achieved for 2026 and 2027.
- Major cruise companies delivered results above expectations.
- Bookings indicate record occupancy levels for 2026 and 2027.

Segment revenues increased by 10% in 2025, reaching TRY 12.2 billion; EBITDA increased by 13% to TRY 7.9 billion. On a USD basis, revenues increased by 18% to USD 284 million, while EBITDA increased by 22% to USD 184 million.

Concession extensions in 2025:

- Lisbon Cruise Port: from 27 August 2049 to 19 January 2056
- Singapore Marina Bay Cruise Centre: from 2027 to 2037

Ports Added to the Portfolio in 2025:

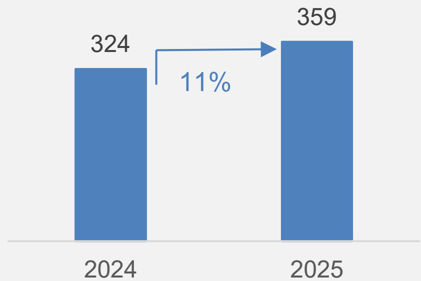
- Greenock Cruise Port (Scotland, 50-year concession term)
- Casablanca Cruise Port (15-year concession agreement, with a 20-year extension option)
- Seville Cruise Port (25-year concession agreement)
- Ferrol Cruise Port (30-year concession term, in closing process)

Antigua Cruise Port: The new passenger terminal, construction of which commenced in 2025, is planned to be completed in June 2026

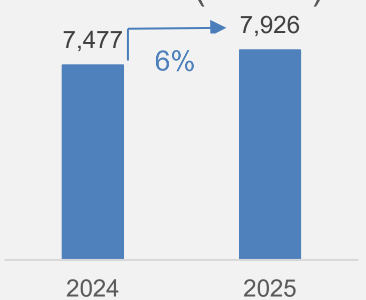
*Cruise Industry News Annual Report 2025

Gas Division:
Naturelgaz

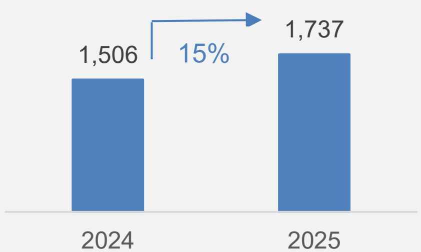
Volume (mn sm^3)



Revenue (mn TL)

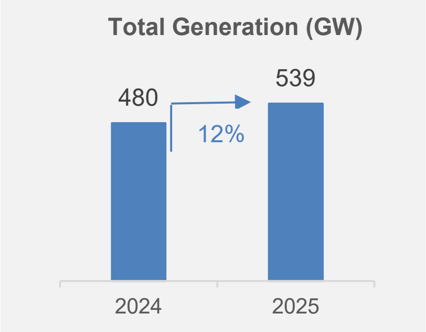


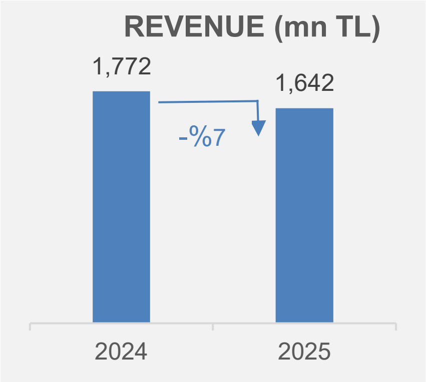
EBITDA (mn TL)

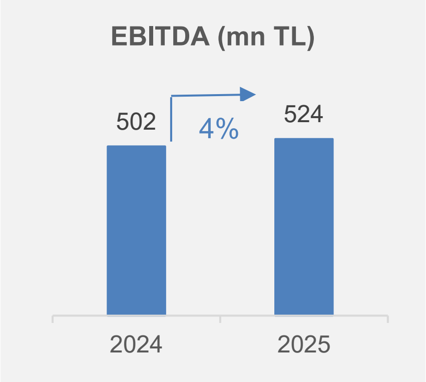


- **Sales volume** reached 359mn Sm^3 in 2025, representing **an increase of 11% YoY, mainly driven by city gas segment.**
  - ➢ **City gas sales volume increased by 27% YoY, reaching 226 million Sm^3.**
- Revenues from the gas segment reached TL 7,926 million in 2025, marking a 6% YoY increase. Supported by strong operational leverage and effective cost management, the Company delivered sustainable profitability growth, with EBITDA rising by 15% YoY to TL 1,737mn.
- Driven by effective cost management and improvements in business processes, gross profit increased by 12% according to the Company's standalone financials, reaching TL 2,174mn.
- According to the Company's standalone financials, net profit surged by 88% YoY, reaching TL 901mn in 2025.
- Naturelgaz distributed a gross dividend of TL400 million to shareholders on April 28, 2025.
- In addition to its existing solar power plant in Konya, Naturelgaz has commissioned its new Muş solar power plant with 15 MW capacity, further advancing its investment in renewable energy. As a result, the Company has begun sourcing the majority of its operational energy needs from renewable resources. This investment not only supports significant cost optimization but also reinforces the Company's sustainability goals.
- Naturelgaz operates with a total of 18 facilities and Production and Design Center in Sakarya, including 15 Bulk CNG plants, 2 Auto CNG stations and 1 Bulk CNG plant with a partnership agreement.
- As part of implementing its existing business model internationally, Naturelgaz made its first overseas investment in South Africa.
  - Naturelgaz acquired a 60% equity stake in AfroJoule Energy Holdings ("AJ"), thereby becoming a direct shareholder in AJ. Subsequently, AJ acquired a 30.5% stake in LNG Hub Ltd., resulting in Naturelgaz becoming an indirect shareholder in LNG Hub. LNG Hub is expected to commence operations in 1H 2028.To date, Naturelgaz has made a total investment of USD 1.4 million under this transaction.

Power Generation:
Distributed Energy, Biomass and Solar

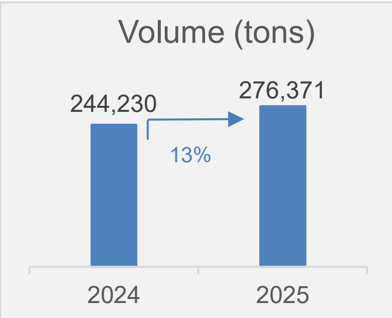


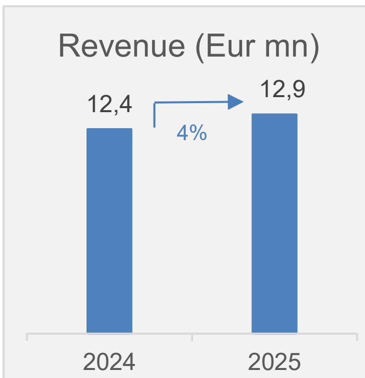


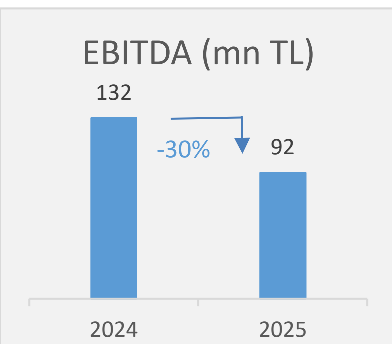


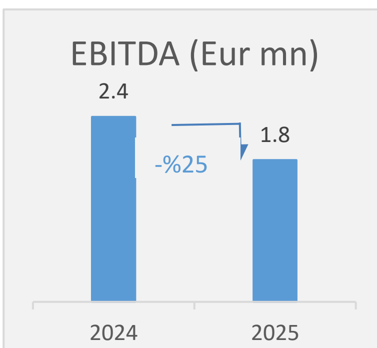
- Total electricity generation increased by 12% YoY in 2025, reaching 539 GWh. This increase was largely driven by distributed energy segment.
- Revenues decreased by 7% YoY in 2025, standing at TRY 1,642 million. The increase in inflation exceeding the increase in foreign exchange rates and the indexation made in accordance with inflation accounting practices were also effective in the decline in revenues. EBITDA increased by 4% in the same period, reaching TRY 524 million.
- Within the scope of the tender awarded by the Ministry of Energy and Transport of the Government of the Commonwealth of The Bahamas and Bahamas Power and Light Company for meeting the electricity needs of two islands:
- In April 2025, two Power Purchase Agreements were signed between EA Energy Limited, established in the Commonwealth of The Bahamas and 50% owned by Consus Bahamas, a Group company, and Bahamas Power and Light Company, for the supply of electricity to two islands for a period of 25 years at a USD-denominated unit price.
- In December 2025, two comprehensive EPC Contracts were signed, covering the planning, design, engineering, procurement, construction, installation, testing and commissioning processes of the power plants and storage systems on the two islands. The full scope of the relevant EPC contracts includes a total investment of 110 MW, comprising 25 MWp of solar power plants, 35 MWh of energy storage systems, a 50 MW natural gas power plant, as well as the related grid connection facilities. The facilities are planned to be commissioned in H1 2027.
- To finance this investment, a bond issuance of USD 75 million, with a 10-year grace period on principal repayment and a total maturity of 20 years, issued without a Group guarantee, was successfully completed in Q2 2025. In addition, through a private capital increase, new local investors were granted a 30% stake in EA Energy, without voting rights and with dividend rights only, generating proceeds of USD 26.7 million.
- With the new service agreement signed in March 2025, the project for the installation, development and operation of a 3.1 MWp solar power plant for a different customer was completed and the plant was commissioned.

Mining Division:
Straton









- Supported by the increase in feldspar demand from the international markets, the Company achieved a sales volume of 276,371 tons in 2025, representing a 13% increase yoy.
- While exporting 253,326 tons of feldspar—primarily to Spain, Italy, and Egypt (2024: 191,331 tons)—domestic sales volume amounted to 23,045 tons (2024: 52,899 tons).
- In 2025 the Mining segment's revenues decreased by 3% to TL 648million, and EBITDA decreased by 30% to TL 92 million YoY. In EUR terms, revenues increased by 4% to EUR 12.9 million, while EBITDA declined by 25% to EUR 1.8 million.
- The decline in EBITDA can be explained by the adverse impact of inflation increasing at a higher rate than the depreciation of foreign exchange rates, which put pressure on operating profit margins. In addition, the continued contraction in demand for high value-added products during 2025 negatively affected EBITDA. This trend is expected to start improving in the coming periods.
- After signing a contract with an affiliated entity of the Group for the installation and operation of a solar power plant (SPP) in 2024, the power plant with a 3.1 MWp capacity was commissioned in the second quarter of 2025. Through this investment, the Company aims to achieve greater energy efficiency by reducing energy costs and strengthening its sustainability metrics.

Real Estate Division:
Ardus

- The Real Estate division's revenues include rent revenues and residential/commercial sales revenues.
    - ➢ In 2025 the Real Estate segment revenues and EBITDA increased by 8% and 21%, respectively. Revenues stood at 314.1million and EBITDA was TL 174.6 million in 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 2025, it attracted c.8mn 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 in 2026.
- **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.

ARDUS

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 24% to TRY 1,776 million, while EBITDA was TRY 320 million. This contraction was driven by the uncertain environment and market volatility observed during 2025.

- **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.

    - Istanbul Asset Management is Turkey's largest independent and domestically owned asset management company, managing 84 investment and venture capital funds — including 4 pension funds — as well as 876 corporate and individual discretionary portfolios..

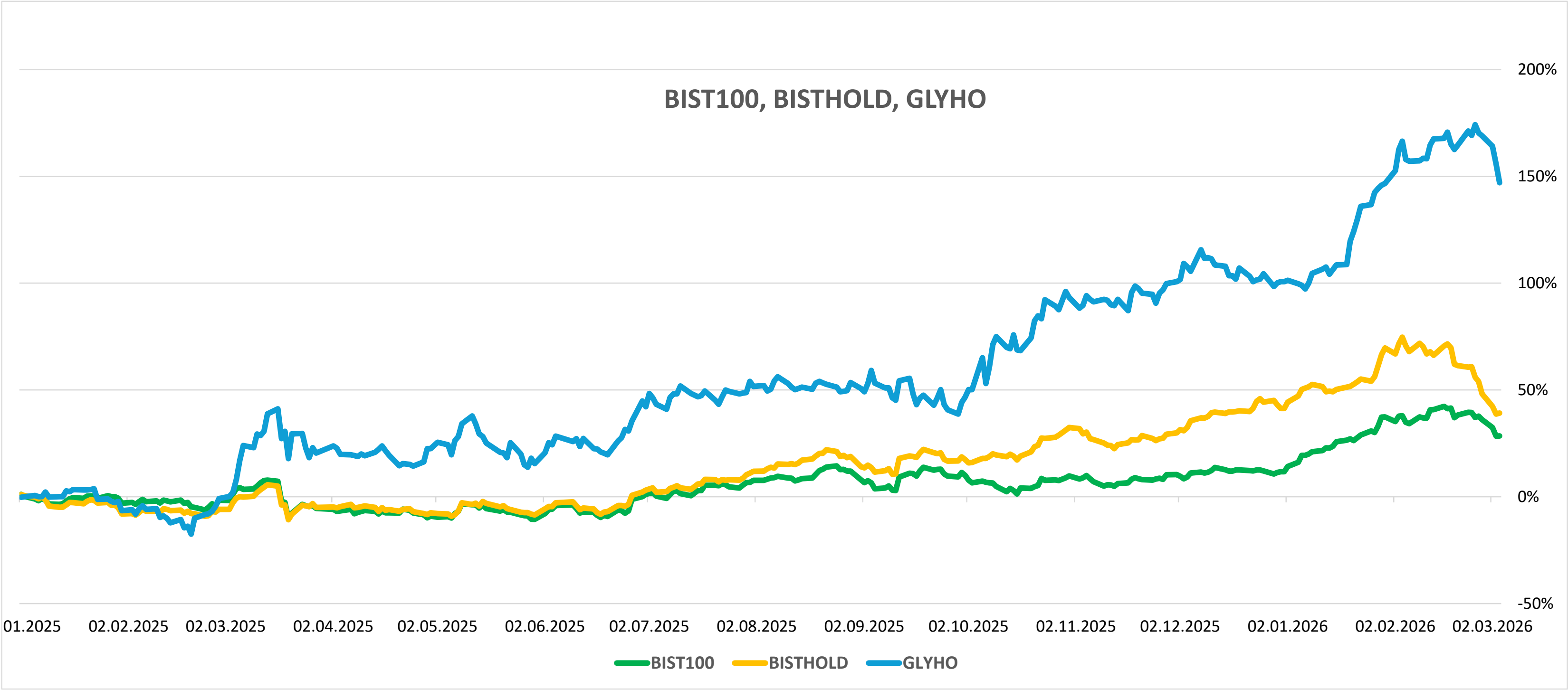
    - Istanbul Asset Management manages **128bn TL** in AUM as of 2025.

- As of 2025, the total AUM managed by our group's asset management companies was 131.3 billion TL.

- **Global Securities** had a **market share of c.1%** with an equity trading volume of 803bn TL in 2025.

IV – APPENDIX

Share Performance



	BIST 100	BIST HOLD	GLYHO
Bonus Issue (11th Feb 2025)	9.780	8.509	5,38
Beginning of Share Buyback Program (14th Apr 2025)	9.394	8.713	7,19
4th Mar 2026	12.943	12.761	14,71
Since Bonus Issue (11th Feb 2025)	32%	50%	173%
Since the Launch of Share Buyback Program (14th Apr 2025)	38%	46%	104%

Balance Sheet

(TL Million)	31 Dec 2025	31 Dec 2024
ASSETS		
Current assets	**22,113.5**	**19,651.0**
Cash and banks	12,542.1	10,384.1
Marketable securities	1,202.7	1,377.7
Trade receivables and receivables from operations in finance sector	4,582.7	4,446.3
Inventories	776.9	824.4
Other current assets (1)	3,009.0	2,618.5
Non-current assets	**77,613.0**	**70,011.9**
Financial assets	152.3	66.1
Investment properties	9,886.3	9,208.7
Tangible fixed assets	16,406.5	14,493.6
Intangibles and concession properties	39,092.3	36,168.9
Right of use assets (3)	4,319.6	4,014.2
Equity pickup investments	1,084.9	869.2
Goodwill	968.5	1,013.3
Deferred tax assets	4,348.8	3,074.5
Other receivables and non-current assets (2)	1,353.7	1,103.5
TOTAL ASSETS	**99,726.5**	**89,662.9**
LIABILITIES		
Short term liabilities	**16,691.1**	**15,644.5**
Financial debt	10,896.5	8,778.7
Lease liabilities (3)	181.6	201.2
Trade payables	3,162.9	4,593.0
Accrued liabilities and other payables	2,450.1	2,071.6
Long term liabilities	**61,541.9**	**55,932.6**
Financial debt	54,811.4	49,828.2
Lease liabilities (3)	3,439.0	3,087.9
Provisions and other long term liabilities (4)	889.2	807.4
Deferred tax liabilities	2,402.3	2,209.1
Total shareholders' equity	**21,493.5**	**18,085.8**
Paid in capital	1,950.0	650.0
Treasury shares	-199.9	-
Reserves	969.4	3,754.9
Previous years' profit/loss	6,400.5	2,170.1
Profit/(loss) for the period	5,088.8	4,338.7
Minority interest	7,284.6	7,172.2
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**99,726.5**	**89,662.9**

(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)	FY 2025	FY 2024
Total gross revenues	28.237,9	27.325,6
Cost of sales and services	-16.404,9	-15.760,0
Gross profit	**11.833,0**	**11.565,6**
Operating expenses	-5.202,3	-5.566,0
Other operating income/(loss), net	299,9	563,9
Equity pickup asset gains/(losses)	228,2	272,3
Gross operating profit/(loss)	**7.158,7**	**6.835,8**
Financial income/(expenses), net	-2.825,4	-3.629,9
Monetary gain / (loss)	1.199,0	947,9
Profit/(loss) before tax	**5.532,3**	**4.153,7**
Taxation	817,7	1.287,9
Profit/(loss) after tax	**6.350,0**	**5.441,6**
Minority interest	1.261,2	1.102,9
Net profit/(loss) for the period	**5.088,8**	**4.338,7**
EBITDA	10.636,3	10.005,2

2025 Major Developments

Ports

- **Cabo Verde (Mindelo Cruise Port):** GPH signed a 3.5-year management agreement with ENAPOR on January 28, 2025, with an additional 2-year extension option.
- **Lisbon Cruise Port (Portugal):** The concession agreement has been extended until January 19, 2056.
- **Marina Bay Cruise Centre (Singapore):** A 40 million SGD (approximately 30 million USD) investment has been approved for the terminal operated by SATS – Creuers Cruise Services PTE LTD, a GPH subsidiary. In this context, the operating term has been extended for 8 years plus a 2-year extension option, potentially extending the concession from 2027 to 2037.
- **Antigua Cruise Port:** Following the completion of the new pier construction, Phase 2 of the project – the construction of the new passenger terminal – has commenced.
- **Greenock Cruise Port (UK):** A 50-year concession agreement has been signed for the operation of the cruise terminal located on the west coast of Scotland.
- **Casablanca Cruise Port** (Morocco) In October 2025, a 15-year concession agreement was signed, with an additional 20-year extension option.
- GPH's bids for **Ferrol** (30-year concession term) and **Seville** (25-year concession term) cruise ports in **Spain** have been selected as the best offers.

Gas

- **Commissioned an 18.4 MWp / 15 MWe Solar Power Plant** in Muş (Bulanık), enabling a significant share of operational energy needs to be sourced from renewables.

Power Generation

Bahamas Power Project:

- Two USD-denominated PPAs have been signed with a 25-year term.
- **Capacity:** 75 MW (natural gas + solar) and 25 MWh of energy storage capacity.
- **Investment Amount:** USD 135mn
- **Financing:** USD 75mn private placement bond maturing in 2045, non-recourse
- **Expected Commercial Operation** Within 2027

Share Buy-Back Program Launched on March 14, 2025:

- The maximum number of shares subject to the buyback was set at 195,000,000 shares, with a maximum fund allocation of TRY 2,500,000,000.
- Purchases commenced on April 14, 2025.
- The program was approved at the General Assembly held on July 3, 2025.
- As of December 31, 2025, our Company held 21,714,798 GLYHO shares.

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