ALBARAKA PORTFOY EMLAK KATILIM KISA VADELI KATILIM SERBEST TL FON
(KAC)
01/07/2026 - 31/07/2026 TARİHLERİ ARASI FON RAPORU

I-FONU TANITICI BİLGİLER

A-FONUN ADI	ALBARAKA PORTFOY EMLAK KATILIM KISA VADELI KATILIM SERBEST TL FON
B-KURUCUNUN UNVANI	ALBARAKA PORTFOY YONETIMI A.S.
C-YöNETİCİNİN UNVANI	ALBARAKA PORTFOY YONETIMI A.S.
Ç-FON TUTARI	11,000,000,000
D-TOPLAM DEGER	21,048,426,755.67
E-KATILMA PAYI SAYISI	5,489,850,366
F-FONUN KURULUSU TARIHI	01/08/2022
G-FONUN SURESI	SURESIZ

II-FONUN PERFORMANSINA ILISKIN OZEL BILGILER

A- AY SONU KATILMA PAY FIYATI (31/07/2026)	3.834062
B- ONCEKI AY KATILMA PAY FIYATI (30/06/2026)	3.706132
C- AYLIK KATILMA PAYI FİYATI ARTIŞ ORANI (30/06/2026-31/07/2026)	3.45%
Ç- YILBAŞINA GÖRE FİYAT ARTIŞ ORANI (31/12/2025-31/07/2026)	23.81%
D- YILLIK KATILMA PAYI FİYATI ARTIŞ ORANI(31/07/2025-31/07/2026)	45.18%
E- AYLIK ORT. PORTFOYDEKI MENK.KIY. YUZDESI	
---Sgmk	8.92%
---Katılım Hesabı	77.41%
---Vaad Sözleşmesi	20.07%
F- AYLIK ORTALAMA TEDAVÜL ORANI	58.96%
G- AYLIK ORTALAMA PORTFÖY DEVİR HIZI	
---Sgmk	0.82%
---Katılım Hesabı	1,399.49%
---Vaad Sözleşmesi	194.86%
Ğ- PORTFÖYÜN ORTALAMA VADESİ	40.42
H- KATILMA PAYI İHRAÇLARINDAN KAYNAKLANAN NAKİT GİRİŞLERİ	19,638,368,748.88
I- KATILMA PAYI İADELERİNDEN KAYNAKLANAN NAKİT ÇIKIŞLARI	13,433,113,668.06

III-FON PORTFOY DEGERI TABLOSU

Sermaye Piyasası Araçları	Ihraccı	Isın Kodu	Nominal Değeri	Toplam Değer	Grup(%)	Toplam(%)
C.Kira Sertifikaları						
KRS	DUNYA KATILIM BANKASI A.S.	TRDDKVR82622	100,000,000.000	109,743,588.24	5.73	0.52
KRS	EFOR GUBRE MADENCILIK SAN.TIC.A.S.	TRDEMVK82621	75,000,000.000	82,375,008.72	4.30	0.39
KRS	TUMOSAN MOTOR VE TRAKTOR SANAYI AS	TRDKTSK82637	30,000,000.000	34,746,677.90	1.81	0.16
KRS	DUNYA KATILIM BANKASI A.S.	TRDDKVR82630	50,000,000.000	54,469,539.10	2.84	0.26
KRS	HAYAT FINANS KATILIM BANKASI A.S.	TRDHYTK82615	100,000,000.000	108,140,611.75	5.65	0.51
KRS	DUNYA KATILIM BANKASI A.S.	TRDDKVR82655	100,000,000.000	108,026,247.75	5.64	0.51
KRS	BEREKET VARLIK KIRALAMA A.S.	TRDBRKT82638	150,000,000.000	163,187,521.15	8.52	0.77
KRS	EFOR GUBRE MADENCILIK SAN.TIC.A.S.	TRDEMVK82639	50,000,000.000	54,401,241.06	2.84	0.26
KRS	GARANTI BBVA FILO YONETIM HIZMETLERI A.S.	TRDEMVK92653	30,000,000.000	34,662,498.49	1.81	0.16
KRS	SUKKAR SEKER URETIM AS	TRDKTSK92628	30,000,000.000	34,121,837.95	1.78	0.16
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVK92612	20,000,000.000	21,287,206.98	1.11	0.10
KRS	EMLAK KATILIM VARLIK KIRALAMA A.S.	TRDEVKS92627	100,000,000.000	106,544,663.58	5.56	0.51
KRS	SUKKAR SEKER URETIM AS	TRDKTSK92651	50,000,000.000	55,798,102.35	2.91	0.26

KRS	DUNYA KATILIM BANKASI A.S.	TRDDKVR92613	50,000,000.000	52,546,873.81	2.74	0.25
KRS	GARANTI BBVA FILO YONETIM HIZMETLERI A.S.	TRDEMVK92661	30,000,000.000	34,093,316.49	1.78	0.16
KRS	ALTERNATIF FINANSAL KIRALAMA A.Ş.	TRDEMVK92638	10,000,000.000	10,418,395.26	0.54	0.05
KRS	SUKKAR SEKER URETIM AS	TRDKTSKE26C2	50,000,000.000	53,649,878.18	2.80	0.25
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVKE2610	21,000,000.000	21,682,804.58	1.13	0.10
KRS	DUNYA KATILIM BANKASI A.S.	TRDDKVRE2616	40,000,000.000	41,143,671.31	2.15	0.20
KRS	HAYAT FINANS KATILIM BANKASI A.S.	TRDHYTKE2617	60,000,000.000	61,281,330.69	3.20	0.29
KRS	TUMOSAN MOTOR VE TRAKTOR SANAYI AS	TRDKTSKE2636	50,000,000.000	54,794,672.55	2.86	0.26
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVKE2628	100,000,000.000	114,229,306.78	5.97	0.54
KRS	GARANTI BBVA FILO YONETIM HIZMETLERI A.S.	TRDEMVKE2644	36,500,000.000	40,268,416.49	2.10	0.19
KRS	ALTERNATIF FINANSAL KIRALAMA A.Ş.	TRDEMVKE2636	27,000,000.000	29,755,834.75	1.55	0.14
KRS	GOLDEN GLOBAL YATIRIM BANKASI A.S.	TRDGLVKK2629	50,000,000.000	54,669,841.75	2.86	0.26
KRS	ANADOLU FINANSAL KIRALAMA A.S.	TRDEMVKA2622	35,000,000.000	36,496,336.51	1.91	0.17
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVK12735	15,000,000.000	15,300,614.93	0.80	0.07
KRS	PLATFORM TURIZM GIDA VE İNS.A.S.	TRDEMVK12784	100,000,000.000	100,548,956.63	5.25	0.48
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVK22718	20,000,000.000	21,778,272.77	1.14	0.10
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVK22742	45,000,000.000	48,084,343.81	2.51	0.23
KRS	REIS MAKINA TICARET VE SANAYI A.S.	TRDEMVK42716	20,000,000.000	20,491,458.72	1.07	0.10
KRS	SMART GUNES TEKNOLOJILERI AS	TRDEMVK52715	30,000,000.000	32,936,979.54	1.72	0.16
KRS	GARANTI FINANSAL KIRALAMA A.S.	TRDEMVK62748	30,000,000.000	30,315,323.31	1.58	0.14
KRS	GARANTI FINANSAL KIRALAMA A.S.	TRDEMVK62920	70,000,000.000	72,672,394.44	3.80	0.34
C.Grup Toplam			1,774,500,000.000	1,914,663,768.32	9.08	9.08
G.Diğer Varlıklar						
Vaad Sözleşmesi						
TAAHHÜT	T.EMLAK BANKASI	TRD020627T17	501,598,630.150	501,598,630.15	2.84	2.38
TAAHHÜT	T.EMLAK BANKASI	TRD061027T33	1,103,516,986.330	1,103,516,986.33	6.25	5.23
TAAHHÜT	T.EMLAK BANKASI	TRD070432T17	3,009,591,780.820	3,009,591,780.82	17.05	14.28
TAAHHÜT	T.EMLAK BANKASI	TRD111028T19	1,755,595,205.380	1,755,595,205.38	9.94	8.33
TAAHHÜT	T.EMLAK BANKASI	TRD160627T37	1,554,955,753.420	1,554,955,753.42	8.81	7.38
TAAHHÜT	T.EMLAK BANKASI	TRD171127T13	1,053,357,123.290	1,053,357,123.29	5.97	5.00
TAAHHÜT	T.EMLAK BANKASI	TRD200127T10	6,821,741,370.040	6,821,741,370.04	38.64	32.36
TAAHHÜT	T.EMLAK BANKASI	TRD230632T15	300,959,178.090	300,959,178.09	1.70	1.43
TAAHHÜT	T.EMLAK BANKASI	TRD280531T12	1,554,955,753.410	1,554,955,753.41	8.81	7.38
Vaad Sözleşmesi Toplam			17,656,271,780.930	17,656,271,780.93	83.75	83.75
KATHES						
KATHES	TURKIYE EMLAK KATILIM BANKASI A.S.	KH.EKT TL	1,152,491,885.210	1,152,491,885.21	76.31	5.47
KATHES	ZIRAAT KATILIM BANKASI A.S.	KH.ZTB TL	363,676,369.860	357,815,068.49	23.69	1.70
KATHES Toplam			1,516,168,255.070	1,510,306,953.70	7.16	7.16
G.Grup Toplam			19,172,440,036.000	19,166,578,734.63	90.92	90.92
Fon Portföy Değeri			**20,946,940,036.000**	**21,081,242,502.95**		

IV-FON TOPLAM DEGER TABLOSU

	Tutar TL	Grup %	Toplam %
A- FON PORTFOY DEGERI	21,081,242,502.95	0.00	100.16
B- HAZIR DEGERLER (+)	0.00	0.00	0.00
a- Kasa	0.00	0.00	0.00
b- Bankalar	0.00	0.00	0.00
c- Diğer Hazır Değerler	0.00	0.00	0.00
C- ALACAKLAR (+)	0.00	0.00	0.00
a- Takastan Alacaklar	0.00	0.00	0.00
b- Diğer Alacaklar	0.00	0.00	0.00
c- Diğer Varlıklar	0.00	0.00	0.00
D- BORÇLAR (-)	32,815,747.28	0.00	0.16
a- Takasa Borçlar	0.00	0.00	0.00
b- Yönetim Ücreti	30,327,858.62	92.42	0.14
c- Ödenecek Vergi	0.00	0.00	0.00
d- İhtiyatlar	0.00	0.00	0.00
e- Krediler	0.00	0.00	0.00
f- Fon İhbar Borçları	0.00	0.00	0.00
g- Kayda Alma Ücreti	377,505.73	1.15	0.00
h- Diğer Borçlar	2,110,382.93	6.43	0.01
FON TOPLAM DEĞERİ	21,048,426,755.67	0.00	100.00
Toplam Pay Sayısı	11,000,000,000.000	0.00	100.00
Dolaşımdaki Pay Sayısı	5,489,850,366.000	0.00	49.91
Satılabilir Pay Sayısı	5,510,149,634.000	0.00	50.09
Kurucunun Elindeki Pay Sayısı	0.000	0.00	0.00
Pay Değer	3.834062	0.00	0.00
Müşteri Sayısı	1,856.00	0.00	0.00
Günlük Fon Yönetim Ücreti	0.00	0.00	0.00
Önceki Fiyat	3.82	0.00	0.00
Getiri (%)	0.31	0.00	0.00

V-01/07/2026 - 31/07/2026 TARİHLERİ ARASI YAPILAN GİDERLER

FON YÖNETİM ÜCRETİ TAHAKKUKU	30,327,858.62
BAGIMSIZ DENETIM UCRETI	12,210.00
SMMM DURSUN SELCUK	5,610.00
BEYANNAME DAMGA VERGISI GIDERLERI	16,479.88
BANKA KOMISYON VE HESAP ISLETIM	7,065.13
SAKLAMA KOMISYONU ÖDEMESİ	1,176,307.94
MKK KAP UCRETI	45,210.00
TAAHHÜT SÖZLEŞMESİ	1,502,550.00
3. DÖNEM SPK KAYDA ALMA ÜCRETİ	377,505.73
TOPLAM	**33,470,797.30**

VI- A- GECEN AY ICINDE RUCHAN HAKKI KULLANIMI,BEDELSIZ HISSE SENEDI ALIMI, TEMETTU KULLANIMI VE ANA PARA TAHSILATINA ILISKIN ACIKLAMALAR

B- GEÇEN AY İÇİNDE YATIRIM FONLARINA İLİŞKİN MEVZUATTA MEYDANA GELEN DEĞİŞME VE HUKUKİ İHTİLAFLARLA İLGİLİ AÇIKLAMALAR

C- GECEN AY ICINDE HALKA ARZDAN HISSE SENEDI ALIMLARINA ILISKIN ACIKLAMALAR

VII - PORTFOYDEN SATIŞLAR

VIII - PORTFOYE ALIŞLAR

KİRA SERTİFİKASI (OZEL)			
Menkul	Tarih	Nominal	Tutar
TRDDKVRE2616	07/07/2026	40,000,000.000	40,000,000.00
TRDHYTKE2617	14/07/2026	60,000,000.000	60,000,000.00
TRDEMVK12784	29/07/2026	100,000,000.000	100,000,000.00
		200,000,000.000	200,000,000.00

KATILMA HESABI			
Menkul	Tarih	Nominal	Tutar
K.Hesabı TL ALBARAKA 02/07	01/07/2026	503,253,608.520	503,253,608.52
K.Hesabı TL EMLAK KATILIM 02/07	01/07/2026	16,817,411,207.390	16,817,411,207.39
K.Hesabı TL ALBARAKA 03/07	02/07/2026	503,798,225.440	503,798,225.44
K.Hesabı TL EMLAK KATILIM 03/07	02/07/2026	16,957,165,128.990	16,957,165,128.99
K.Hesabı TL ALBARAKA 06/07	03/07/2026	6,500,000,000.000	6,500,000,000.00
K.Hesabı TL EMLAK KATILIM 06/07	03/07/2026	1,134,769,646.170	1,134,769,646.17
K.Hesabı TL ALBARAKA 07/07	06/07/2026	500,000,000.000	500,000,000.00
K.Hesabı TL EMLAK KATILIM 07/07	06/07/2026	20,870,359,139.000	20,870,359,139.00
K.Hesabı TL ALBARAKA 08/07	07/07/2026	500,541,095.890	500,541,095.89
K.Hesabı TL EMLAK KATILIM 08/07	07/07/2026	20,671,542,394.620	20,671,542,394.62
K.Hesabı TL ALBARAKA 09/07	08/07/2026	501,082,777.350	501,082,777.35
K.Hesabı TL EMLAK KATILIM 09/07	08/07/2026	20,537,849,756.570	20,537,849,756.57
K.Hesabı TL EMLAK KATILIM 10/07	09/07/2026	20,023,003,437.240	20,023,003,437.24
K.Hesabı TL VAKIF KATILIM 10/07	09/07/2026	500,000,000.000	500,000,000.00
K.Hesabı TL EMLAK KATILIM 13/07	10/07/2026	19,985,339,158.450	19,985,339,158.45
K.Hesabı TL VAKIF KATILIM 13/07	10/07/2026	500,545,890.410	500,545,890.41
K.Hesabı TL EMLAK KATILIM 14/07	13/07/2026	19,882,511,635.230	19,882,511,635.23
K.Hesabı TL VAKIF KATILIM 14/07	13/07/2026	502,185,349.620	502,185,349.62
K.Hesabı TL EMLAK KATILIM 16/07	14/07/2026	19,759,774,367.840	19,759,774,367.84
K.Hesabı TL VAKIF KATILIM 16/07	14/07/2026	502,729,498.400	502,729,498.40
K.Hesabı TL ZIRAAT KATILIM 18/08	14/07/2026	350,000,000.000	350,000,000.00
K.Hesabı TL EMLAK KATILIM 17/07	16/07/2026	19,798,354,712.070	19,798,354,712.07
K.Hesabı TL TURKIYE FINANS 17/07	16/07/2026	500,000,000.000	500,000,000.00
K.Hesabı TL EMLAK KATILIM 20/07	17/07/2026	1,260,508,110.990	1,260,508,110.99
K.Hesabı TL TURKIYE FINANS 20/07	17/07/2026	4,500,000,000.000	4,500,000,000.00
K.Hesabı TL EMLAK KATILIM 05/07	20/07/2026	6,000,000,000.000	6,000,000,000.00
K.Hesabı TL EMLAK KATILIM 21/07	20/07/2026	14,817,292,645.290	14,817,292,645.29
K.Hesabı TL EMLAK KATILIM 22/07	21/07/2026	14,323,971,710.480	14,323,971,710.48
K.Hesabı TL EMLAK KATILIM 23/07	22/07/2026	14,071,389,443.930	14,071,389,443.93
K.Hesabı TL EMLAK KATILIM 24/07	23/07/2026	13,780,934,464.440	13,780,934,464.44
K.Hesabı TL EMLAK KATILIM 27/07	24/07/2026	13,337,956,999.460	13,337,956,999.46
K.Hesabı TL EMLAK KATILIM 28/07	27/07/2026	13,120,947,694.970	13,120,947,694.97
K.Hesabı TL EMLAK KATILIM 29/07	28/07/2026	12,955,974,893.960	12,955,974,893.96
K.Hesabı TL EMLAK KATILIM 30/07	29/07/2026	12,708,256,461.550	12,708,256,461.55
K.Hesabı TL EMLAK KATILIM 31/07	30/07/2026	12,258,838,747.680	12,258,838,747.68
K.Hesabı TL EMLAK KATILIM 03/08	31/07/2026	1,148,823,518.600	1,148,823,518.60
		342,587,111,720.550	342,587,111,720.55

TAAHHÜT SÖZLEŞMESİ			
Menkul	Tarih	Nominal	Tutar
TRD020627T17	03/07/2026	286,914,015.000	540,000,000.00
TRD061027T33	03/07/2026	955,271,165.000	1,150,000,000.00
TRD070432T17	03/07/2026	708,782,910.000	2,900,000,000.00
TRD171127T13	03/07/2026	999,000,640.000	1,100,000,000.00

TRD200127T10	03/07/2026	1,009,668,835.000	6,650,000,000.00
TRD230632T15	03/07/2026	1,834,881,560.000	1,160,000,000.00
TRD280531T12	03/07/2026	192,111,525.000	1,500,000,000.00
TRD020627T17	17/07/2026	263,555,075.000	500,000,000.00
TRD061027T33	17/07/2026	892,122,495.000	1,100,000,000.00
TRD070432T17	17/07/2026	702,461,635.000	2,900,000,000.00
TRD160627T37	17/07/2026	1,453,039,725.000	1,500,000,000.00
TRD171127T13	17/07/2026	883,918,000.000	1,000,000,000.00
TRD200127T10	17/07/2026	978,222,050.000	6,500,000,000.00
TRD280531T12	17/07/2026	190,501,500.000	1,500,000,000.00
TRD020627T17	24/07/2026	41,977,725.000	100,000,000.00
TRD020627T17	31/07/2026	260,960,925.000	500,000,000.00
TRD061027T33	31/07/2026	955,132,420.000	1,100,000,000.00
TRD070432T17	31/07/2026	711,266,400.000	3,000,000,000.00
TRD111028T19	31/07/2026	1,834,696,500.000	1,750,000,000.00
TRD160627T37	31/07/2026	1,467,894,765.000	1,550,000,000.00
TRD171127T13	31/07/2026	896,478,730.000	1,050,000,000.00
TRD200127T10	31/07/2026	997,700,760.000	6,800,000,000.00
TRD230632T15	31/07/2026	487,883,340.000	300,000,000.00
TRD280531T12	31/07/2026	194,166,020.000	1,550,000,000.00
		19,198,608,715.000	47,700,000,000.00

IX - İTFA İŞLEMLERİ

KİRA SERTİFİKASI (OZEL)			
Menkul	Tarih	Nominal	Tutar
TRDDGER72619	08/07/2026	15,000,000.000	17,921,925.00
TRDDGER72643	24/07/2026	25,000,000.000	29,614,725.00
TRDDKVR72615	07/07/2026	30,000,000.000	32,965,479.00
TRDEMVK72630	21/07/2026	75,000,000.000	83,040,412.50
TRDEVKS72652	09/07/2026	150,000,000.000	165,256,845.00
TRDHYTK72616	14/07/2026	50,000,000.000	55,368,150.00
TRDKTSK72661	09/07/2026	50,000,000.000	55,482,190.00
		395,000,000.000	439,649,726.50