



**KAMUYU AYDINLATMA PLATFORMU**

**İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2022 - 1. 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 31.03.2022	Previous Period 31.12.2021
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	[5]	1.472.590	22.349.932
Financial Investments		0	0
Other Receivables	[10]	90.978	94.893
Other Receivables Due From Unrelated Parties		90.978	94.893
Inventories	[11]	17.775.022	17.547.390
Prepayments	[15]	18.227.197	43.092
Prepayments to Related Parties		17.837.385	
Prepayments to Unrelated Parties		389.812	43.092
Current Tax Assets	[16]	35.005	53.575
Other current assets	[18]	6.688.184	6.670.017
Other Current Assets Due From Unrelated Parties		6.688.184	6.670.017
<b>SUB-TOTAL</b>		<b>44.288.976</b>	<b>46.758.899</b>
<b>Total current assets</b>		<b>44.288.976</b>	<b>46.758.899</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	[10]	2.786	1.851
Other Receivables Due From Unrelated Parties		2.786	1.851
Investment property	[12]	39.011.250	36.165.000
Property, plant and equipment	[13]	4.885.495	4.913.129
Buildings		10.755	11.192
Vehicles		4.822.195	4.847.984
Fixtures and fittings		12.545	13.953
Construction in Progress		40.000	40.000
Intangible assets and goodwill		0	0
Prepayments	[15]	1.560	2.483
Prepayments to Unrelated Parties		1.560	2.483
Deferred Tax Asset	[16]	1.448.455	1.444.995
<b>Total non-current assets</b>		<b>45.349.546</b>	<b>42.527.458</b>
<b>Total assets</b>		<b>89.638.522</b>	<b>89.286.357</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	[6]	2.054.647	3.004.695
Current Borrowings From Unrelated Parties		2.054.647	3.004.695
Bank Loans		2.054.647	3.004.695
Current Portion of Non-current Borrowings	[6]	849.086	807.343
Current Portion of Non-current Borrowings from Unrelated Parties		849.086	807.343
Bank Loans		849.086	807.343
Other Financial Liabilities	[7]	55.951	54.768
Other Miscellaneous Financial Liabilities		55.951	54.768
Trade Payables	[8]	21.624.516	20.044.362
Trade Payables to Unrelated Parties		21.624.516	20.044.362
Payables on Financial Sector Operations		0	0
Employee Benefit Obligations	[9]	252.832	197.298
Other Payables	[10]	871.310	61.668
Other Payables to Related Parties		864.070	45.264
Other Payables to Unrelated Parties		7.240	16.404
Deferred Income Other Than Contract Liabilities	[15]	6.232.390	5.950.688
Deferred Income Other Than Contract Liabilities from Unrelated Parties		6.232.390	5.950.688
Current tax liabilities, current	[16]	1.110	36.705
Current provisions	[17]	87.773	60.994
Current provisions for employee benefits		38.699	11.920
Other current provisions		49.074	49.074
Other Current Liabilities	[18]	15.797	36.582
Other Current Liabilities to Unrelated Parties		15.797	36.582
<b>SUB-TOTAL</b>		<b>32.045.412</b>	<b>30.255.103</b>
<b>Total current liabilities</b>		<b>32.045.412</b>	<b>30.255.103</b>
<b>NON-CURRENT LIABILITIES</b>			

Long Term Borrowings	[6]	239.315	466.316
Long Term Borrowings From Unrelated Parties		239.315	466.316
Bank Loans		239.315	466.316
Non-current provisions	[17]	96.245	69.936
Non-current provisions for employee benefits		96.245	69.936
<b>Total non-current liabilities</b>		<b>335.560</b>	<b>536.252</b>
<b>Total liabilities</b>		<b>32.380.972</b>	<b>30.791.355</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		57.257.550	58.495.002
Issued capital	[20]	50.000.000	50.000.000
Share Premium (Discount)	[21]	318.597	318.597
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[22]	58.078	59.384
Gains (Losses) on Revaluation and Remeasurement		58.078	59.384
Gains (Losses) on Remeasurements of Defined Benefit Plans		58.078	59.384
Restricted Reserves Appropriated From Profits	[23]	288.543	288.543
Legal Reserves		288.543	288.543
Prior Years' Profits or Losses	[24]	7.828.478	4.175.140
Current Period Net Profit Or Loss		-1.236.146	3.653.338
<b>Total equity</b>		<b>57.257.550</b>	<b>58.495.002</b>
<b>Total Liabilities and Equity</b>		<b>89.638.522</b>	<b>89.286.357</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
Revenue from Finance Sector Operations		0	0
Cost of Finance Sector Operations		0	0
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	[26]	-791.363	-494.482
Other Income from Operating Activities	[27]	2.010.337	48.461
Other Expenses from Operating Activities	[27]	-2.394.346	-51.660
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.175.372	-497.681
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-1.175.372	-497.681
Finance income	[28]	141.270	1.230.728
Finance costs	[28]	-204.414	-24.858
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-1.238.516	708.189
Tax (Expense) Income, Continuing Operations	[16]	2.370	45.436
Current Period Tax (Expense) Income		-1.110	
Deferred Tax (Expense) Income		3.480	45.436
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.236.146	753.625
PROFIT (LOSS)		-1.236.146	753.625
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-1.236.146	753.625
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-1.306	15.915
Gains (Losses) on Remeasurements of Defined Benefit Plans	[17]	-1.286	15.915
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-20	0
Deferred Tax (Expense) Income		-20	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss			0
Deferred Tax (Expense) Income			0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-1.306</b>	<b>15.915</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-1.237.452</b>	<b>769.540</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests	[29]	0	0
Owners of Parent		-1.237.452	769.540

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-16.881.067</b>	<b>454.747</b>
Profit (Loss)		-1.236.146	753.625
Profit (Loss) from Continuing Operations		-1.236.146	753.625
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>457.514</b>	<b>-40.068</b>
Adjustments for depreciation and amortisation expense	[13,14]	27.634	2.156
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	0
Adjustments for provisions		51.802	-9.427
Adjustments for (Reversal of) Provisions Related with Employee Benefits	[17]	51.802	-43.753
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	[17]	0	34.326
Adjustments for Interest (Income) Expenses		381.558	12.639
Adjustments for Interest Income	[8,27]	-1.967.809	12.639
Adjustments for interest expense	[8,27,28]	2.349.367	0
Adjustments for fair value losses (gains)		0	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments for Tax (Income) Expenses	[16]	-3.480	-45.436
Adjustments for losses (gains) on disposal of non-current assets		0	0
<b>Changes in Working Capital</b>		<b>-16.085.410</b>	<b>-258.810</b>
Decrease (Increase) in Financial Investments		0	-521.593
Adjustments for decrease (increase) in trade accounts receivable		0	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		2.980	-15.193
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	-13.946
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		2.980	-1.247
Adjustments for Decrease (Increase) in Contract Assets		0	0
Adjustments for decrease (increase) in inventories	[11]	-227.632	-1.486.244
Decrease (Increase) in Prepaid Expenses	[15]	-18.183.182	-1.154.723
Adjustments for increase (decrease) in trade accounts payable		1.214.498	-667.379
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		1.214.498	-667.379
Increase (Decrease) in Employee Benefit Liabilities	[9]	55.534	-88.673
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		809.642	456.843
Increase (Decrease) in Other Operating Payables to Related Parties		818.806	457.726
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-9.164	-883
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[15]	281.702	3.425.100
Other Adjustments for Other Increase (Decrease) in Working Capital		-38.952	-206.948
Decrease (Increase) in Other Assets Related with Operations		-18.167	0
Increase (Decrease) in Other Payables Related with Operations	[18]	-20.785	-206.948
<b>Cash Flows from (used in) Operations</b>		<b>-16.864.042</b>	<b>454.747</b>
Income taxes refund (paid)		-17.025	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-2.846.250</b>	<b>0</b>
Purchase of Property, Plant, Equipment and Intangible Assets		0	0
Cash Outflows from Acquisition of Investment Property	[12]	-2.846.250	0
Cash advances and loans made to other parties		0	0
Cash receipts from repayment of advances and loans made to other parties		0	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-1.150.025</b>	<b>-522.819</b>
Proceeds from Issuing Shares or Other Equity Instruments		0	0

Payments to Acquire Entity's Shares or Other Equity Instruments		0	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		1.183	-46.228
Proceeds from Other Financial Borrowings	[7]	1.183	-46.228
Repayments of borrowings		-1.151.208	-476.591
Loan Repayments	[6]	-1.151.208	-476.591
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-20.877.342	-68.072
Net increase (decrease) in cash and cash equivalents		-20.877.342	-68.072
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	[5]	<b>22.349.932</b>	<b>259.001</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	[5]	<b>1.472.590</b>	<b>190.929</b>



# 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	Share premiums or discounts	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		Restricted Reserves Appropriated From Profits (member)	Retained Earnings					
			Gains/Losses on Revaluation and Remeasurement (member)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses		Net Profit or Loss					
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	10.000.000			-21.546	-21.546	-21.546				-2.641.055	7.104.738	4.463.683	14.442.137	14.442.137
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							400.244	6.704.494	-7.104.738	-400.244	0			0
Total Comprehensive Income (Loss)				6.052	6.052	6.052				753.625	753.625	759.677		759.677
Profit (loss)										753.625	753.625	753.625		753.625
Other Comprehensive Income (Loss)	[17,22]			6.052	6.052	6.052								6.052
Issue of equity														
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														
<b>Equity at end of period</b>	10.000.000			-15.494	-15.494		400.244	4.063.439	753.625	4.817.064	15.201.814		15.201.814	
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	50.000.000	318.597		59.384	59.384	59.384				288.543	4.175.140	3.653.338	7.828.478	58.495.002
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										3.653.338	-3.653.338	0	0	0
Total Comprehensive Income (Loss)				-1.306	-1.306	-1.306					-1.236.146	-1.236.146	-1.236.146	-1.236.146
Profit (loss)											-1.236.146	-1.236.146	-1.236.146	-1.236.146
Other Comprehensive Income (Loss)	[17,22]			-1.306	-1.306	-1.306							-1.306	-1.306
Issue of equity														
Capital Decrease														
Capital Advance														
Effect of Merger or Liquidation or Division														
Effects of Business Combinations Under Common Control														
Advance Dividend Payments														
Dividends Paid														

Previous Period  
01.01.2021 - 31.03.2021

