



KAMUYU AYDINLATMA PLATFORMU

İHLAS GAYRİMENKUL PROJE GELİŞTİRME VE TİCARET A.Ş. Financial Report Consolidated 2022 - 1. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	257.774.217	191.130.610
Financial Investments		30.564.777	41.512.124
Trade Receivables		398.038.350	454.139.471
Trade Receivables Due From Related Parties	4-14	7.590.865	7.749.118
Trade Receivables Due From Unrelated Parties	4	390.447.485	446.390.353
Other Receivables		132.812.791	125.319.699
Other Receivables Due From Related Parties		80.914.739	78.842.017
Other Receivables Due From Unrelated Parties		51.898.052	46.477.682
Inventories	5	200.395.802	323.946.333
Prepayments	8	178.242.609	169.961.555
Current Tax Assets		11.467.989	11.742.765
Other current assets	9	82.944.439	78.104.070
SUB-TOTAL		1.292.240.974	1.395.856.627
Total current assets		1.292.240.974	1.395.856.627
NON-CURRENT ASSETS			
Trade Receivables		22.464.630	23.748.600
Trade Receivables Due From Unrelated Parties	4	22.464.630	23.748.600
Other Receivables		981.115	359.849
Other Receivables Due From Unrelated Parties		981.115	359.849
Investments accounted for using equity method		5.000	5.000
Investment property		57.971.951	57.971.951
Property, plant and equipment	6	2.034.181	1.885.504
Right of Use Assets		7.555.568	5.966.025
Intangible assets and goodwill		6.594.616	6.676.875
Deferred Tax Asset	12	40.498.422	40.745.780
Total non-current assets		138.105.483	137.359.584
Total assets		1.430.346.457	1.533.216.211
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		1.919.355	2.140.519
Current Portion of Non-current Borrowings		25.803.564	22.874.504
Trade Payables		50.732.969	44.418.344
Trade Payables to Related Parties	4-14	34.284.841	13.025.371
Trade Payables to Unrelated Parties	4	16.448.128	31.392.973
Employee Benefit Obligations		2.265.408	2.659.294
Other Payables		17.617.983	20.971.523
Other Payables to Related Parties		8.737.625	11.826.220
Other Payables to Unrelated Parties		8.880.358	9.145.303
Deferred Income Other Than Contract Liabilities	8	273.657.410	368.873.333
Current tax liabilities, current		809.934	3.827.194
Current provisions		6.435.606	10.333.597
Current provisions for employee benefits		635.831	663.811
Other current provisions	7	5.799.775	9.669.786
Other Current Liabilities	9	7.159.033	36.908.496
SUB-TOTAL		386.401.262	513.006.804
Total current liabilities		386.401.262	513.006.804
NON-CURRENT LIABILITIES			
Long Term Borrowings		32.428.996	35.115.886
Deferred Income Other Than Contract Liabilities	8	2.000.001	2.000.001
Non-current provisions		11.977.026	10.653.531
Non-current provisions for employee benefits		11.877.026	10.635.531
Other non-current provisions	7	100.000	18.000
Deferred Tax Liabilities	12	8.119.655	7.784.110
Other non-current liabilities	9	0	0
Total non-current liabilities		54.525.678	55.553.528
Total liabilities		440.926.940	568.560.332
EQUITY			

Equity attributable to owners of parent		988.741.448	963.962.422
Issued capital		1.000.000.000	1.000.000.000
Inflation Adjustments on Capital		70.140.548	70.140.548
Balancing Account for Merger Capital		-88.293.042	-88.293.042
Share Premium (Discount)		1.401.640	1.401.640
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-3.630.112	-2.891.038
Gains (Losses) on Revaluation and Remeasurement		-3.630.112	-2.891.038
Increases (Decreases) on Revaluation of Property, Plant and Equipment		370.260	370.260
Gains (Losses) on Remeasurements of Defined Benefit Plans		-4.000.372	-3.261.298
Restricted Reserves Appropriated From Profits		2.416.654	2.416.654
Other reserves		-61.918.812	-61.918.812
Prior Years' Profits or Losses		43.106.472	-64.496.869
Current Period Net Profit Or Loss	13	25.518.100	107.603.341
Non-controlling interests		678.069	693.457
Total equity		989.419.517	964.655.879
Total Liabilities and Equity		1.430.346.457	1.533.216.211

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	10	205.559.654	17.943.609
Cost of sales	10	-153.105.781	-15.774.668
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		52.453.873	2.168.941
GROSS PROFIT (LOSS)		52.453.873	2.168.941
General Administrative Expenses		-15.820.324	-9.371.128
Marketing Expenses		-27.856.875	-4.249.567
Other Income from Operating Activities	11	18.618.559	20.762.884
Other Expenses from Operating Activities	11	-4.124.086	-5.915.853
PROFIT (LOSS) FROM OPERATING ACTIVITIES		23.271.147	3.395.277
Investment Activity Income		21.680	90.366
Investment Activity Expenses		-3.175.235	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		20.117.592	3.485.643
Finance income		10.036.431	10.008.350
Finance costs		-3.180.424	-5.211.188
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		26.973.599	8.282.805
Tax (Expense) Income, Continuing Operations		-1.470.998	889.958
Current Period Tax (Expense) Income		-703.354	
Deferred Tax (Expense) Income	12	-767.644	889.958
PROFIT (LOSS) FROM CONTINUING OPERATIONS	13	25.502.601	9.172.763
PROFIT (LOSS)		25.502.601	9.172.763
Profit (loss), attributable to [abstract]			
Non-controlling Interests	13	-15.499	-37.053
Owners of Parent	13	25.518.100	9.209.816
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Discontinued Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>	13	0,02550000	0,00920000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-738.963	805.653
Gains (Losses) on Remeasurements of Defined Benefit Plans		-923.704	1.007.066
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		184.741	-201.413
Deferred Tax (Expense) Income	12	184.741	-201.413
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		-738.963	805.653
TOTAL COMPREHENSIVE INCOME (LOSS)		24.763.638	9.978.416
Total Comprehensive Income Attributable to			
Non-controlling Interests		-15.388	-34.089
Owners of Parent		24.779.026	10.012.505

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		65.017.514	-73.568.615
Profit (Loss)	13	25.502.601	9.172.763
Adjustments to Reconcile Profit (Loss)		-2.597.670	-2.182.510
Adjustments for depreciation and amortisation expense		639.867	467.636
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.270.994	1.098.397
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	4	-1.270.994	1.098.397
Adjustments for provisions		-2.985.364	564.392
Adjustments for (Reversal of) Provisions Related with Employee Benefits		802.647	504.396
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		-3.788.011	59.996
Adjustments for Interest (Income) Expenses		-3.900.919	-3.393.315
Adjustments for Interest Income		-6.893.559	-8.531.016
Adjustments for interest expense		2.992.640	5.137.701
Adjustments for fair value losses (gains)		3.175.235	
Adjustments for Fair Value Losses (Gains) of Financial Assets		3.175.235	
Adjustments for Tax (Income) Expenses		1.470.998	-889.958
Adjustments for losses (gains) on disposal of non-current assets			-29.662
Other adjustments to reconcile profit (loss)		273.507	
Changes in Working Capital		47.002.637	-76.170.018
Decrease (Increase) in Financial Investments		7.772.112	-5.403.706
Adjustments for decrease (increase) in trade accounts receivable		58.656.085	-25.795.955
Decrease (Increase) in Trade Accounts Receivables from Related Parties		158.253	12.281.271
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		58.497.832	-38.077.226
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-8.114.358	-25.737.678
Decrease (Increase) in Other Related Party Receivables Related with Operations		-2.072.722	-10.769.447
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-6.041.636	-14.968.231
Adjustments for decrease (increase) in inventories		123.550.531	-80.327.531
Decrease (Increase) in Prepaid Expenses		-8.281.054	-64.416.666
Adjustments for increase (decrease) in trade accounts payable		6.314.625	3.455.361
Increase (Decrease) in Trade Accounts Payables to Related Parties		21.259.470	14.833.107
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-14.944.845	-11.377.746
Adjustments for increase (decrease) in other operating payables		-3.353.540	1.572.725
Increase (Decrease) in Other Operating Payables to Related Parties		-3.088.595	1.711
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-264.945	1.571.014
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-95.215.923	116.090.127
Other Adjustments for Other Increase (Decrease) in Working Capital		-34.325.841	4.393.305
Decrease (Increase) in Other Assets Related with Operations		-4.565.593	1.384.365
Increase (Decrease) in Other Payables Related with Operations		-29.760.248	3.008.940
Cash Flows from (used in) Operations		69.907.568	-69.179.765
Payments Related with Provisions for Employee Benefits		-895.932	-19.182
Income taxes refund (paid)		-3.994.122	-4.369.668
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-328.646	17.370
Proceeds from sales of property, plant, equipment and intangible assets			29.662
Proceeds from sales of property, plant and equipment			29.662

Purchase of Property, Plant, Equipment and Intangible Assets		-328.646	-12.292
Purchase of property, plant and equipment	6	-328.646	-12.292
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.954.739	3.133.512
Repayments of borrowings		-1.668.463	-114.948
Payments of Lease Liabilities		-826.313	-623.574
Interest paid		-2.444.044	-4.658.982
Interest Received		6.893.559	8.531.016
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		66.643.607	-70.417.733
Net increase (decrease) in cash and cash equivalents		66.643.607	-70.417.733
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		191.130.610	242.928.695
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		257.774.217	172.510.962

		Footnote Reference	Equity															
			Equity attributable to owners of parent [member]													Non-controlling interests [member]		
			Issued Capital	Inflation Adjustments on Capital	Balancing Account for Merger 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]	Other reserves [member]	Retained Earnings					
							Gains/Losses on Revaluation and Remeasurement [member]		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification			Prior Years' Profits or Losses	Net Profit or Loss				
Increases (Decreases) on Revaluation of Property, Plant and Equipment		Gains (Losses) on Remeasurements of Defined Benefit Plans																
Previous Period 01.01.2021 - 31.03.2021	Statement of changes in equity (abstract)																	
	Statement of changes in equity (line items)																	
	Equity at beginning of period		1.000.000.000	70.140.548	-88.293.042	1.401.640	328.890	-1.872.068				2.174.606	-61.918.812	-67.967.788	3.712.967	857.706.941	-467.524	857.239.417
	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													3.712.967	-3.712.967			
	Total Comprehensive Income (Loss)	13						804.067							9.209.816	10.013.883	-35.467	9.978.416
	Profit (loss)																	
	Other Comprehensive Income (Loss)																	
	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											75.235		-75.235					
Equity at end of period		1.000.000.000	70.140.548	-88.293.042	1.401.640	328.890	-1.068.001				2.249.841	-61.918.812	-64.330.056	9.209.816	867.720.824	-502.991	867.217.833	
	Statement of changes in equity (abstract)																	
	Statement of changes in equity (line items)																	
	Equity at beginning of period		1.000.000.000	70.140.548	-88.293.042	1.401.640	370.260	-3.261.298				2.416.654		-64.496.869	107.603.341	963.962.422	693.457	964.655.879
	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													-107.603.341	107.603.341			
	Total Comprehensive Income (Loss)	13						-739.074							25.518.100	24.779.026	-15.388	24.763.638
	Profit (loss)																	
	Other Comprehensive Income (Loss)																	
	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																	

Current Period 01.01.2022 - 31.03.2022																	
	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	1.000.000.000	70.140.548	-88.293.042	1.401.640	370.260	-4.000.372			2.416.654	-61.918.812	43.106.472	25.518.100	988.741.448	678.069	988.419.517	