



**KAMUYU AYDINLATMA PLATFORMU**

**İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2023 - 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 31.03.2023	Previous Period 31.12.2022
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	[5]	5.117.390	8.480.630
Trade Receivables	[8]	151.619	389.767
Trade Receivables Due From Unrelated Parties		151.619	389.767
Other Receivables	[10]	73.532	90.978
Other Receivables Due From Unrelated Parties		73.532	90.978
Inventories	[11]	29.353.786	19.767.402
Prepayments	[15]	31.067.481	25.764.996
Prepayments to Related Parties		29.863.626	24.332.776
Prepayments to Unrelated Parties		1.203.855	1.432.220
Current Tax Assets	[16]	5.527	42.771
Other current assets	[18]	6.693.001	6.668.607
Other Current Assets Due From Unrelated Parties		6.693.001	6.668.607
<b>SUB-TOTAL</b>		<b>72.462.336</b>	<b>61.205.151</b>
<b>Total current assets</b>		<b>72.462.336</b>	<b>61.205.151</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	[10]	10.685	10.685
Other Receivables Due From Unrelated Parties		10.685	10.685
Investment property	[12]	103.811.117	100.802.000
Property, plant and equipment	[13]	166.137	170.074
Vehicles		118.414	120.410
Fixtures and fittings		7.723	9.664
Construction in Progress		40.000	40.000
Intangible assets and goodwill	[14]	0	0
Prepayments	[15]	0	0
Deferred Tax Asset	[16]	0	1.463.632
<b>Total non-current assets</b>		<b>103.987.939</b>	<b>102.446.391</b>
<b>Total assets</b>		<b>176.450.275</b>	<b>163.651.542</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	[6]	13.876.599	12.103.103
Current Borrowings From Unrelated Parties		13.876.599	12.103.103
Bank Loans		13.876.599	12.103.103
Current Portion of Non-current Borrowings	[6]	0	39.542
Current Portion of Non-current Borrowings from Unrelated Parties		0	39.542
Bank Loans			39.542
Other Financial Liabilities	[7]	35.723	22.943
Other Miscellaneous Financial Liabilities		35.723	22.943
Trade Payables	[8]	21.513.803	20.559.007
Trade Payables to Related Parties		0	21.511
Trade Payables to Unrelated Parties		21.513.803	20.537.496
Employee Benefit Obligations	[9]	554.289	391.551
Other Payables	[10]	95.485	55.080
Other Payables to Related Parties		42.670	47.840
Other Payables to Unrelated Parties		52.815	7.240
Deferred Income Other Than Contract Liabilities	[15]	18.836.430	13.565.948
Deferred Income Other Than Contract Liabilities from Unrelated Parties		18.836.430	13.565.948
Current provisions	[17]	110.844	82.827
Current provisions for employee benefits		61.770	33.753
Other current provisions		49.074	49.074
Other Current Liabilities	[18]	25.635	41.801
Other Current Liabilities to Unrelated Parties		25.635	41.801
<b>SUB-TOTAL</b>		<b>55.048.808</b>	<b>46.861.802</b>
<b>Total current liabilities</b>		<b>55.048.808</b>	<b>46.861.802</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings		0	0
Long Term Borrowings From Unrelated Parties		0	0

Non-current provisions	[17]	538.589	268.118
Non-current provisions for employee benefits		538.589	268.118
Deferred Tax Liabilities	[16]	289.641	
<b>Total non-current liabilities</b>		<b>828.230</b>	<b>268.118</b>
<b>Total liabilities</b>		<b>55.877.038</b>	<b>47.129.920</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		120.573.237	116.521.622
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]	-163.365	12.492
Gains (Losses) on Revaluation and Remeasurement		-163.365	12.492
Gains (Losses) on Remeasurements of Defined Benefit Plans		-163.365	12.492
Restricted Reserves Appropriated From Profits	[23]	288.543	288.543
Legal Reserves		288.543	288.543
Prior Years' Profits or Losses	[24]	65.901.991	7.828.478
Current Period Net Profit Or Loss		4.227.471	58.073.512
<b>Total equity</b>		<b>120.573.237</b>	<b>116.521.622</b>
<b>Total Liabilities and Equity</b>		<b>176.450.275</b>	<b>163.651.542</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 31.03.2023	Previous Period 01.01.2022 - 31.03.2022
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Cost of sales	[25]	7.928.318	
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		7.928.318	0
<b>GROSS PROFIT (LOSS)</b>		7.928.318	0
General Administrative Expenses	[26]	-1.707.642	-791.363
Other Income from Operating Activities	[27]	1.390.723	2.010.337
Other Expenses from Operating Activities	[27]	-1.568.059	-2.394.346
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		6.043.340	-1.175.372
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		6.043.340	-1.175.372
Finance income	[28]	68.789	141.270
Finance costs	[28]	-130.556	-204.414
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		5.981.573	-1.238.516
Tax (Expense) Income, Continuing Operations	[16]	-1.754.102	2.370
Current Period Tax (Expense) Income		0	-1.110
Deferred Tax (Expense) Income		-1.754.102	3.480
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		4.227.471	-1.236.146
<b>PROFIT (LOSS)</b>		4.227.471	-1.236.146
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	
Owners of Parent		4.227.471	-1.236.146
<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		-177.514	-1.306
Gains (Losses) on Remeasurements of Defined Benefit Plans	[17]	-176.685	-1.286
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-829	-20
Deferred Tax (Expense) Income	[16]	-829	-20
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
Exchange Differences on Translation of Foreign Operations		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-177.514</b>	<b>-1.306</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>4.049.957</b>	<b>-1.237.452</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		4.049.957	-1.237.452

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 31.03.2023	Previous Period 01.01.2022 - 31.03.2022
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-2.054.192</b>	<b>-16.881.069</b>
Profit (Loss)		4.276.827	-1.236.146
Profit (Loss) from Continuing Operations		4.276.827	-1.236.146
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-5.635.138</b>	<b>457.514</b>
Adjustments for depreciation and amortisation expense	[13,14]	3.937	27.634
Adjustments for Impairment Loss (Reversal of Impairment Loss)	[11]	-7.928.318	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		-7.928.318	0
Adjustments for provisions		119.416	51.802
Adjustments for (Reversal of) Provisions Related with Employee Benefits	[17]	121.803	51.802
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		-2.387	0
Adjustments for Interest (Income) Expenses		415.726	381.558
Adjustments for Interest Income	[8,27]	-1.110.268	-1.967.809
Adjustments for interest expense	[6,8,27,29]	1.525.994	2.349.367
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	[16]	1.754.101	-3.480
Adjustments for losses (gains) on disposal of non-current assets		0	0
<b>Changes in Working Capital</b>		<b>-733.125</b>	<b>-16.085.412</b>
Adjustments for decrease (increase) in trade accounts receivable		0	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	[10]	17.446	2.980
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		17.446	2.980
Adjustments for decrease (increase) in inventories	[11]	-1.658.066	-227.632
Decrease (Increase) in Prepaid Expenses	[15]	-5.302.485	-18.183.182
Adjustments for increase (decrease) in trade accounts payable	[8]	582.351	1.214.496
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		582.351	1.214.496
Increase (Decrease) in Employee Benefit Liabilities	[9]	162.738	55.534
Adjustments for increase (decrease) in other operating payables	[10]	43.789	809.642
Increase (Decrease) in Other Operating Payables to Related Parties		-5.170	818.806
Increase (Decrease) in Other Operating Payables to Unrelated Parties		48.959	-9.164
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[15]	5.270.482	281.702
Other Adjustments for Other Increase (Decrease) in Working Capital	[18]	150.620	-38.952
Decrease (Increase) in Other Assets Related with Operations		166.786	-18.167
Increase (Decrease) in Other Payables Related with Operations		-16.166	-20.785
<b>Cash Flows from (used in) Operations</b>		<b>-2.091.436</b>	<b>-16.864.044</b>
Income taxes refund (paid)		37.244	-17.025
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-3.009.117</b>	<b>-2.846.250</b>
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets		0	0
Cash Outflows from Acquisition of Investment Property	[12]	-3.009.117	-2.846.250
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>1.700.069</b>	<b>-1.150.025</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		12.780	1.183
Proceeds from Other Financial Borrowings	[7]	12.780	1.183
Repayments of borrowings		1.687.289	-1.151.208

Loan Repayments	[6]	1.687.289	-1.151.208
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-3.363.240	-20.877.344
Net increase (decrease) in cash and cash equivalents		-3.363.240	-20.877.344
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	[5]	<b>8.480.630</b>	<b>22.349.934</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	[5]	<b>5.117.390</b>	<b>1.472.590</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>	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		58.495.002
Adjustments Related to Accounting Policy Changes														0
Adjustments Related to Required Changes in Accounting Policies														0
Adjustments Related to Voluntary Changes in Accounting Policies														0
Adjustments Related to Errors														0
Other Restatements														0
Restated Balances														0
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	-1.237.452		-1.237.452
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														0
Capital Decrease														0
Capital Advance														0
Effect of Merger or Liquidation or Division														0
Effects of Business Combinations Under Common Control														0
Advance Dividend Payments														0
Dividends Paid														0
Decrease through Other Distributions to Owners														0
Increase (Decrease) through Treasury Share Transactions														0
Increase (Decrease) through Share-Based Payment Transactions														0
Acquisition or Disposal of a Subsidiary														0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity														0
Transactions with noncontrolling shareholders														0
Increase through Other Contributions by Owners														0
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														0
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														0
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														0
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														0
Increase (decrease) through other changes, equity														0
<b>Equity at end of period</b>	50.000.000	318.597		58.078	58.078	58.078		288.543	7.828.478	-1.236.146	6.592.332	57.257.550		57.257.550
<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		12.492	12.492	12.492		288.543	7.828.478	58.073.512	65.901.990	116.521.622		116.521.622
Adjustments Related to Accounting Policy Changes														0
Adjustments Related to Required Changes in Accounting Policies														0
Adjustments Related to Voluntary Changes in Accounting Policies														0
Adjustments Related to Errors														0
Other Restatements														0
Restated Balances														0
Transfers									58.073.512	-58.073.512	0	0		0
Total Comprehensive Income (Loss)				-175.857	-175.857	-175.857				4.227.471	4.227.471	4.051.614		4.051.614
Profit (loss)										4.227.471	4.227.471	4.227.471		4.227.471
Other Comprehensive Income (Loss) [17,22]				-175.857	-175.857	-175.857						-175.857		-175.857
Issue of equity														0
Capital Decrease														0
Capital Advance														0
Effect of Merger or Liquidation or Division														0
Effects of Business Combinations Under Common Control														0
Advance Dividend Payments														0
Dividends Paid														0

Previous Period  
01.01.2022 - 31.03.2022

