KAMUYU AYDINLATMA PLATFORMU

İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 3. 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 30.09.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	[5]	1.356.436	8.480.630
Trade Receivables	[8]	10.292.847	389.767
Trade Receivables Due From Unrelated Parties		10.292.847	389.767
Other Receivables	[10]	107.097	90.978
Other Receivables Due From Related Parties		33.565	0
Other Receivables Due From Unrelated Parties		73.532	90.978
Inventories	[11]	77.776.675	19.767.402
Prepayments	[15]	30.706.858	25.764.996
Prepayments to Related Parties		30.416.946	24.332.776
Prepayments to Unrelated Parties		289.912	1.432.220
Current Tax Assets	[16]	12.848	42.771
Other current assets	[18]	12.767.327	6.668.607
Other Current Assets Due From Unrelated Parties		12.767.327	6.668.607
SUB-TOTAL		**133.020.088**	**61.205.151**
Total current assets		**133.020.088**	**61.205.151**
NON-CURRENT ASSETS			
Other Receivables	[10]	10.685	10.685
Other Receivables Due From Unrelated Parties		10.685	10.685
Investment property	[12]	105.556.847	100.802.000
Property, plant and equipment	[13]	160.560	170.074
Vehicles		114.423	120.410
Fixtures and fittings		6.137	9.664
Construction in Progress		40.000	40.000
Deferred Tax Asset	[16]	0	1.463.632
Total non-current assets		**105.728.092**	**102.446.391**
Total assets		**238.748.180**	**163.651.542**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	[6]	24.476.673	12.103.103
Current Borrowings From Unrelated Parties		24.476.673	12.103.103
Bank Loans		24.476.673	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		0	39.542
Other Financial Liabilities	[7]	30.895	22.943
Other Miscellaneous Financial Liabilities		30.895	22.943
Trade Payables	[8]	14.380.038	20.559.007
Trade Payables to Related Parties		0	21.511
Trade Payables to Unrelated Parties		14.380.038	20.537.496
Employee Benefit Obligations	[9]	1.075.066	391.551
Other Payables	[10]	0	55.080
Other Payables to Related Parties		0	47.840
Other Payables to Unrelated Parties		0	7.240
Deferred Income Other Than Contract Liabilities	[15]	66.172.384	13.565.948
Deferred Income Other Than Contract Liabilities from Unrelated Parties		66.172.384	13.565.948
Current provisions	[17]	255.947	82.827
Current provisions for employee benefits		72.668	33.753
Other current provisions		183.279	49.074
Other Current Liabilities	[18]	402.836	41.801
Other Current Liabilities to Unrelated Parties		402.836	41.801
SUB-TOTAL		**106.793.839**	**46.861.802**
Total current liabilities		**106.793.839**	**46.861.802**
NON-CURRENT LIABILITIES			
Non-current provisions	[17]	593.345	268.118
Non-current provisions for employee benefits		593.345	268.118
Deferred Tax Liabilities	[16]	172.899	0

Total non-current liabilities		**766.244**	**268.118**
Total liabilities		**107.560.083**	**47.129.920**
EQUITY			
Equity attributable to owners of parent		131.188.097	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]	26.733	12.492
Gains (Losses) on Revaluation and Remeasurement		26.733	12.492
Gains (Losses) on Remeasurements of Defined Benefit Plans		26.733	12.492
Restricted Reserves Appropriated From Profits	[23]	9.893.461	288.543
Legal Reserves		288.543	288.543
Other Restricted Profit Reserves		9.604.918	0
Prior Years' Profits or Losses	[24]	69.948.057	7.828.478
Current Period Net Profit Or Loss		1.001.249	58.073.512
Total equity		**131.188.097**	**116.521.622**
Total Liabilities and Equity		**238.748.180**	**163.651.542**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022	Current Period 3 Months 01.07.2023 - 30.09.2023	Previous Period 3 Months 01.07.2022 - 30.09.2022
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	[25]	881.078	214.419	881.078	214.419
Cost of sales	[25]	0	0	0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		881.078	214.419	881.078	214.419
GROSS PROFIT (LOSS)		881.078	214.419	881.078	214.419
General Administrative Expenses	[26]	-4.902.357	-3.154.380	-1.840.618	-1.067.591
Other Income from Operating Activities	[27]	9.146.857	2.520.652	-182.297	-303.573
Other Expenses from Operating Activities	[27]	-1.744.419	-2.485.962	-78.251	-90.182
PROFIT (LOSS) FROM OPERATING ACTIVITIES		3.381.159	-2.905.271	-1.220.088	-1.246.927
Investment Activity Income	[28]	0	3.675.308	0	3.675.308
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		3.381.159	770.037	-1.220.088	2.428.381
Finance income	[29]	215.189	258.328	1.406	97.289
Finance costs	[29]	-952.978	-429.213	-727.976	-80.829
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.643.370	599.152	-1.946.658	2.444.841
Tax (Expense) Income, Continuing Operations	[16]	-1.642.121	7.347	162.264	2.964
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		-1.642.121	7.347	162.264	2.964
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.001.249	606.499	-1.784.394	2.447.805
PROFIT (LOSS)		1.001.249	606.499	-1.784.394	2.447.805
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.001.249	606.499	-1.784.394	2.447.805
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		14.241	-3.215	-43.934	-6.592
Gains (Losses) on Remeasurements of Defined Benefit Plans	[17]	8.651	-2.694	-51.046	-6.311
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		5.590	-521	7.112	-281
Deferred Tax (Expense) Income	[16]	5.590	-521	7.112	-281
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**14.241**	**-3.215**	**-43.934**	**-6.592**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.015.490**	**603.284**	**-1.828.328**	**2.441.213**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.015.490	603.284	-1.828.328	2.441.213

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-15.365.219**	**-14.755.609**
Profit (Loss)		1.001.249	606.499
Profit (Loss) from Continuing Operations		1.001.249	606.499
Adjustments to Reconcile Profit (Loss)		**-5.945.491**	**-3.498.623**
Adjustments for depreciation and amortisation expense	[13,14]	9.514	32.086
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		506.998	117.599
Adjustments for (Reversal of) Provisions Related with Employee Benefits	[17]	506.998	117.599
Adjustments for Interest (Income) Expenses		-175.806	34.347
Adjustments for Interest Income	[8,27]	-1.001.243	-2.251.308
Adjustments for interest expense	[6,8,27,29]	825.437	2.285.655
Adjustments for Tax (Income) Expenses	[16]	1.642.121	-7.347
Adjustments for losses (gains) on disposal of non-current assets		0	-3.675.308
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	[13,28]	0	-3.675.308
Changes in Working Capital		**-10.450.900**	**-11.839.291**
Adjustments for decrease (increase) in trade accounts receivable	[8]	-9.903.080	-214.075
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-9.903.080	-214.075
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	[10]	-16.119	-4.919
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-16.119	-4.919
Adjustments for decrease (increase) in inventories	[11]	-36.429.970	-1.280.932
Decrease (Increase) in Prepaid Expenses	[15]	-4.941.862	-14.299.830
Adjustments for increase (decrease) in trade accounts payable	[8]	-6.657.055	1.672.965
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-6.657.055	1.672.965
Increase (Decrease) in Employee Benefit Liabilities	[9]	683.515	172.705
Adjustments for increase (decrease) in other operating payables	[10]	-55.080	1.669.205
Increase (Decrease) in Other Operating Payables to Related Parties		-47.840	1.647.146
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-7.240	22.059
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[15]	52.606.436	457.418
Other Adjustments for Other Increase (Decrease) in Working Capital	[18]	-5.737.685	-11.828
Decrease (Increase) in Other Assets Related with Operations		-6.098.720	-8.679
Increase (Decrease) in Other Payables Related with Operations		361.035	-3.149
Cash Flows from (used in) Operations		**-15.395.142**	**-14.731.415**
Income taxes refund (paid)		29.923	-24.194
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-4.754.847**	**-293.706**
Proceeds from sales of property, plant, equipment and intangible assets		0	6.947.844
Proceeds from sales of property, plant and equipment	[13,28]	0	6.947.844
Cash Outflows from Acquition of Investment Property	[12]	-4.754.847	-7.241.550
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**12.995.872**	**-3.546.075**
Proceeds from borrowings		12.995.872	0
Proceeds from Loans	[6]	12.987.920	0
Proceeds from Other Financial Borrowings	[7]	7.952	0
Repayments of borrowings		0	-3.546.075
Loan Repayments	[6]	0	-3.544.449
Cash Outflows from Other Financial Liabilities	[7]	0	-1.626
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-7.124.194	-18.595.390

Net increase (decrease) in cash and cash equivalents		-7.124.194	-18.595.390
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	[5]	**8.480.630**	**22.349.934**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	[5]	**1.356.436**	**3.754.544**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Equity – Equity attributable to owners of parent [member] – Issued Capital	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Not Be Reclassified In Profit Or Loss – Gains/Losses on Revaluation and Remeasurement [member] – Gains (Losses) on Remeasurements of Defined Benefit Plans	Gains/Losses on Revaluation and Remeasurement [member]	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 – Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss	Restricted Reserves Appropriated From Profits [member]	Retained Earnings – Prior Years' Profits or Losses	Net Profit or Loss	Retained Earnings	Equity attributable to owners of parent [member]	Non-controlling interests [member]	Equity
Previous Period 01.01.2022 - 30.09.2022																
Statement of changes in equity [abstract]																
Statement of changes in equity [line items]																
Equity at beginning of period		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																
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)				-36.823	-36.823	-36.823						606.499	606.499	569.676		569.676
Profit (loss)												606.499	606.499	606.499		606.499
Other Comprehensive Income (Loss)	[17,22]			-36.823	-36.823	-36.823								-36.823		-36.823
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																
Equity at end of period		50.000.000	318.597	22.561	22.561	22.561				288.543	7.828.478	606.499	8.434.977	59.064.678		59.064.678
Statement of changes in equity [abstract]																
Statement of changes in equity [line items]																
Equity at beginning of period		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																
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										9.604.918	62.119.579	-58.073.512	4.046.067	13.650.985		13.650.985
Total Comprehensive Income (Loss)				14.241	14.241	14.241						1.001.249	1.001.249	1.015.490		1.015.490
Profit (loss)												1.001.249	1.001.249	1.001.249		1.001.249
Other Comprehensive Income (Loss)	[17,22]			14.241	14.241	14.241								14.241		14.241
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 01.01.2023 - 30.09.2023	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																
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	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		50.000.000	318.597	26.733	26.733	26.733				9.893.461	69.948.057	1.001.249	70.949.306	131.188.097		131.188.097