



KAMUYU AYDINLATMA PLATFORMU

İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2024 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	KARAR BAĞIMSIZ DENETİM VE DANIŞMANLIK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET FİNANSAL BİLGİLERE İLİŞKİN SINIRLI DENETİM RAPORU

İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Genel Kurulu'na

Giriş

İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.'nin ("Şirket") 30 Haziran 2024 tarihli ilişikteki özet finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait özet kar veya zarar ve diğer kapsamlı gelir tablosunun, özkaynaklar değişim tablosunun, nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem özet finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem özet finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonu

Sınırlı denetimimize gre iliřikteki ara dnem zet finansal bilgilerin, tm nemli ynleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi ekmemiřtir.

Ankara, 20.09.2024

KARAR BAĐIMSIZ DENETİM VE DANIřMANLIK A.ř.

Member Firm Of Abacus

ALİ OSMAN EFLATUN

Sorumlu Deneti

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2024	Previous Period 31.12.2023
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	[5]	85.269	401.519
Trade Receivables	[8]	0	16.118.545
Trade Receivables Due From Unrelated Parties		0	16.118.545
Other Receivables	[10]	1.428.316	102.266
Other Receivables Due From Unrelated Parties		1.428.316	102.266
Inventories	[11]	17.560.417	149.889.710
Prepayments	[15]	57.826.883	89.883.776
Prepayments to Related Parties		54.263.000	88.872.891
Prepayments to Unrelated Parties		3.563.883	1.010.885
Current Tax Assets	[16]	164.404	18.834
Other current assets	[18]	9.525.087	20.516.501
Other Current Assets Due From Unrelated Parties		9.525.087	20.516.501
SUB-TOTAL		86.590.376	276.931.151
Total current assets		86.590.376	276.931.151
NON-CURRENT ASSETS			
Other Receivables	[10]	27.190	34.055
Other Receivables Due From Unrelated Parties		27.190	34.055
Investment property	[12]	243.014.176	227.769.101
Property, plant and equipment	[13]	7.645.751	6.584.743
Vehicles		459.372	476.225
Fixtures and fittings		193.845	179.095
Construction in Progress		6.992.534	5.929.423
Deferred Tax Asset	[16]	10.292.204	18.687.784
Total non-current assets		260.979.321	253.075.683
Total assets		347.569.697	530.006.834
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	[6]	35.573.151	53.006.305
Current Borrowings From Unrelated Parties		35.573.151	53.006.305
Bank Loans		35.573.151	53.006.305
Current Portion of Non-current Borrowings	[6]	58.935.864	27.625.466
Current Portion of Non-current Borrowings from Unrelated Parties		58.935.864	27.625.466
Bank Loans		58.935.864	27.625.466
Other Financial Liabilities	[7]	120.595	154.379
Other Miscellaneous Financial Liabilities		120.595	154.379
Trade Payables	[8]	36.527.873	16.683.216
Trade Payables to Related Parties		22.333.355	0
Trade Payables to Unrelated Parties		14.194.518	16.683.216
Employee Benefit Obligations	[9]	468.184	1.131.701
Other Payables	[10]	4.352.091	8.754.566
Other Payables to Related Parties		4.352.091	8.754.566
Deferred Income Other Than Contract Liabilities	[15]	9.164	100.218.625
Deferred Income Other Than Contract Liabilities from Unrelated Parties		9.164	100.218.625
Current provisions	[17]	161.822	274.322
Current provisions for employee benefits		27.953	45.710
Other current provisions		133.869	228.612
Other Current Liabilities	[18]	70.010	128.094
Other Current Liabilities to Unrelated Parties		70.010	128.094
SUB-TOTAL		136.218.754	207.976.674
Total current liabilities		136.218.754	207.976.674
NON-CURRENT LIABILITIES			
Long Term Borrowings	[6]	32.049.060	33.372.432
Long Term Borrowings From Unrelated Parties		32.049.060	33.372.432
Bank Loans		32.049.060	33.372.432
Non-current provisions	[17]	315.182	374.597
Non-current provisions for employee benefits		315.182	374.597

Total non-current liabilities		32.364.242	33.747.029
Total liabilities		168.582.996	241.723.703
EQUITY			
Equity attributable to owners of parent		178.986.701	288.283.131
Issued capital	[20]	50.000.000	50.000.000
Inflation Adjustments on Capital	[20]	275.904.428	275.904.428
Share Premium (Discount)	[21]	1.325.744	1.325.744
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[22]	33.729	55.260
Gains (Losses) on Revaluation and Remeasurement		33.729	55.260
Gains (Losses) on Remeasurements of Defined Benefit Plans		33.729	55.260
Restricted Reserves Appropriated From Profits	[23]	21.036.240	21.066.551
Legal Reserves		1.325.677	1.325.677
Other Restricted Profit Reserves		19.710.563	19.740.874
Prior Years' Profits or Losses	[24]	-60.068.852	-52.367.211
Current Period Net Profit Or Loss		-109.244.588	-7.701.641
Total equity		178.986.701	288.283.131
Total Liabilities and Equity		347.569.697	530.006.834

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.06.2024	Previous Period 01.01.2023 - 30.06.2023	Current Period 3 Months 01.04.2024 - 30.06.2024	Previous Period 3 Months 01.04.2023 - 30.06.2023
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	[25]	84.581.263	776.649	11.953.648	442.256
Cost of sales	[25]	-150.572.277	0	-19.147.476	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-65.991.014	776.649	-7.193.828	442.256
GROSS PROFIT (LOSS)		-65.991.014	776.649	-7.193.828	442.256
General Administrative Expenses	[26]	-5.365.362	-5.384.652	-2.429.783	-2.354.438
Other Income from Operating Activities	[27]	308.703	15.287.423	-92.013	-134.371
Other Expenses from Operating Activities	[27]	-677.294	-2.873.380	1.400	-226.672
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-71.724.967	7.806.040	-9.714.224	-2.273.225
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-71.724.967	7.806.040	-9.714.224	-2.273.225
Finance income	[28]	3.137.635	389.684	1.258.421	263.415
Finance costs	[28]	-29.892.781	-1.884.560	-18.707.769	-1.626.559
Gains (losses) on net monetary position		-2.368.895	1.583.540	8.271.458	2.935.717
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-100.849.008	7.894.704	-18.892.114	-700.652
Tax (Expense) Income, Continuing Operations		-8.395.580	-3.096.273	-1.787.689	-140.693
Deferred Tax (Expense) Income	[16]	-8.395.580	-3.096.273	-1.787.689	-140.693
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-109.244.588	4.798.431	-20.679.803	-841.345
PROFIT (LOSS)		-109.244.588	4.798.431	-20.679.803	-841.345
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent	[29]	-109.244.588	4.798.431	-20.679.803	-841.345
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		-17.246	120.463	68.629	417.892
Gains (Losses) on Remeasurements of Defined Benefit Plans	[17]	-17.246	123.515	68.629	422.339
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	-3.052	0	-4.447
Deferred Tax (Expense) Income	[16]		-3.052	0	-4.447
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Exchange Differences on Translation of Foreign Operations		0	0	0	0
Reclassification adjustments on exchange differences on translation of Foreign Operations		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-17.246	120.463	68.629	417.892
TOTAL COMPREHENSIVE INCOME (LOSS)		-109.261.834	4.918.894	-20.611.174	-423.453
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-109.261.834	4.918.894	-20.611.174	-423.453

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.06.2024	Previous Period 01.01.2023 - 30.06.2023
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-109.244.588	4.798.431
Profit (Loss) from Continuing Operations		-109.244.588	4.798.431
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	[13,14,26]	40.927	28.492
Adjustments for Impairment Loss (Reversal of Impairment Loss)	[27]	0	-16.294.978
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		0	-16.294.978
Adjustments for provisions	[17]	-193.446	388.103
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-98.703	260.965
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		-94.743	127.138
Adjustments for Interest (Income) Expenses	[6,28]	-609.209	1.427.849
Adjustments for interest expense		-1.243.273	-156.391
Unearned Financial Income from Credit Sales		634.064	1.584.240
Adjustments for Tax (Income) Expenses	[16]	8.395.580	5.829.815
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	[8]	16.118.550	801.084
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		16.118.550	801.084
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		9.526.659	-2.282.227
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		9.526.659	-2.282.227
Adjustments for decrease (increase) in inventories	[11]	132.329.293	-34.921.810
Decrease (Increase) in Prepaid Expenses	[15]	32.056.893	-14.179.976
Adjustments for increase (decrease) in trade accounts payable	[8]	19.210.593	-10.098.226
Increase (Decrease) in Trade Accounts Payables to Related Parties		22.333.355	-44.212
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-3.122.762	-10.054.014
Adjustments for increase (decrease) in other operating payables		-5.124.076	5.301.167
Increase (Decrease) in Other Operating Payables to Related Parties		-4.402.475	-98.325
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-721.601	5.399.492
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[15]	-100.209.461	48.478.910
Cash Flows from (used in) Operations			
Inflation Effect On Operating Activities		-38.768.692	3.538.527
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	[13,14]	-1.101.935	0
Purchase of property, plant and equipment		-1.101.935	0
Cash Outflows from Acquisition of Investment Property	[12]	-15.245.075	-5.799.028
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	[6]	124.897.951	10.523.728
Proceeds from Loans		124.897.951	10.254.060
Proceeds from Other Financial Borrowings		0	269.668
Repayments of borrowings	[6]	-72.130.859	-7.778.838
Loan Repayments		-72.097.075	-7.778.838
Payments of Issued Debt Instruments		-33.784	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-50.895	-10.238.977
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		401.519	17.430.139
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS			
		-265.355	-5.677.282
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		85.269	1.513.880

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	Inflation Adjustments on 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)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses		Net Profit or Loss				
Gains (Losses) on Remeasurements of Defined Benefit Plans														
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	50.000.000	275.904.428	1.325.743	25.674	25.674	25.674			1.325.677	-114.595.430	33.188.395	-81.407.035	247.174.487	247.174.487
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								19.740.875	10.895.177	-30.636.052	-19.740.875	0	0	0
Total Comprehensive Income (Loss)				118.473	118.473	118.473				4.798.431	4.798.431	4.916.904		4.916.904
Profit (loss)										4.798.431	4.798.431	4.916.904		4.916.904
Other Comprehensive Income (Loss) [22]				118.473	118.473	118.473							118.473	118.473
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										19.399.767		19.399.767	19.399.767	19.399.767
Equity at end of period [21,22]	50.000.000	275.904.428	1.325.743	144.147	144.147	144.147			21.066.552	-84.300.486	7.350.774	-76.948.712	271.491.158	271.491.158
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	50.000.000	275.904.428	1.325.744	55.260	55.260	55.260			21.066.551	-52.367.211	-7.701.641	-60.068.852	288.283.131	288.283.131
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										-7.701.641	7.701.641	0	0	0
Total Comprehensive Income (Loss)				-21.531	-21.531	-21.531			-30.311	-13.650.986	-109.244.588	-122.895.574	-122.947.416	-122.947.416
Profit (loss)										-13.650.986	-109.244.588	-122.895.574	-122.895.574	-122.895.574
Other Comprehensive Income (Loss) [22]				-21.531	-21.531	-21.531			-30.311			0	-51.842	-51.842
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
01.01.2023 - 30.06.2023

