



**KAMUYU AYDINLATMA PLATFORMU**

**İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2024 - 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 30.09.2024	Previous Period 31.12.2023
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	[5]	46.293.615	437.332
Trade Receivables	[8]	344.429	17.556.244
Trade Receivables Due From Unrelated Parties		344.429	17.556.244
Other Receivables	[10]	1.428.843	111.388
Other Receivables Due From Unrelated Parties		1.428.843	111.388
Inventories	[11]	6.194.713	163.259.183
Prepayments	[15]	60.516.029	97.900.995
Prepayments to Related Parties		57.150.000	96.799.944
Prepayments to Unrelated Parties		3.366.029	1.101.051
Current Tax Assets	[16]	323.719	20.515
Other current assets	[18]	11.657.069	22.346.478
Other Current Assets Due From Unrelated Parties		11.657.069	22.346.478
<b>SUB-TOTAL</b>		<b>126.758.417</b>	<b>301.632.135</b>
<b>Total current assets</b>		<b>126.758.417</b>	<b>301.632.135</b>
<b>NON-CURRENT ASSETS</b>			
Other Receivables	[10]	32.854	37.093
Other Receivables Due From Unrelated Parties		32.854	37.093
Investment property	[12]	286.584.948	248.085.058
Property, plant and equipment	[13]	10.520.240	7.172.073
Vehicles		491.067	518.703
Fixtures and fittings		196.347	195.069
Construction in Progress		9.832.826	6.458.301
Prepayments	[15]	11.164	0
Prepayments to Unrelated Parties		11.164	0
Deferred Tax Asset	[16]	11.542.050	20.354.648
<b>Total non-current assets</b>		<b>308.691.256</b>	<b>275.648.872</b>
<b>Total assets</b>		<b>435.449.673</b>	<b>577.281.007</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	[6]	26.111.276	57.734.226
Current Borrowings From Unrelated Parties		26.111.276	57.734.226
Bank Loans		26.111.276	57.734.226
Current Portion of Non-current Borrowings	[6]	59.170.502	30.089.530
Current Portion of Non-current Borrowings from Unrelated Parties		59.170.502	30.089.530
Bank Loans		59.170.502	30.089.530
Other Financial Liabilities	[7]	12.377	168.148
Other Miscellaneous Financial Liabilities		12.377	168.148
Trade Payables	[8]	41.956.231	18.171.284
Trade Payables to Related Parties		27.089.318	0
Trade Payables to Unrelated Parties		14.866.913	18.171.284
Employee Benefit Obligations	[9]	432.405	1.232.644
Other Payables	[10]	5.588.530	9.535.432
Other Payables to Related Parties		5.588.530	9.535.432
Deferred Income Other Than Contract Liabilities	[15]	415.928	109.157.665
Deferred Income Other Than Contract Liabilities from Unrelated Parties		415.928	109.157.665
Current provisions	[17]	192.765	298.790
Current provisions for employee benefits		8.486	49.787
Other current provisions		184.279	249.003
Other Current Liabilities	[18]	83.482	139.519
Other Current Liabilities to Unrelated Parties		83.482	139.519
<b>SUB-TOTAL</b>		<b>133.963.496</b>	<b>226.527.238</b>
<b>Total current liabilities</b>		<b>133.963.496</b>	<b>226.527.238</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	[6]	15.895.229	36.349.100
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		15.895.229	36.349.100

Bank Loans		15.895.229	36.349.100
Non-current provisions	[17]	364.991	408.009
Non-current provisions for employee benefits		364.991	408.009
<b>Total non-current liabilities</b>		<b>16.260.220</b>	<b>36.757.109</b>
<b>Total liabilities</b>		<b>150.223.716</b>	<b>263.284.347</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		285.225.957	313.996.660
Issued capital	[20]	150.000.000	50.000.000
Inflation Adjustments on Capital	[20]	307.857.193	304.973.604
Share Premium (Discount)	[21]	1.990.437	1.443.993
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[22]	-155.668	60.189
Gains (Losses) on Revaluation and Remeasurement		-155.668	60.189
Gains (Losses) on Remeasurements of Defined Benefit Plans		-155.668	60.189
Restricted Reserves Appropriated From Profits	[23]	22.912.576	22.945.590
Legal Reserves		1.443.922	1.443.921
Other Restricted Profit Reserves		21.468.654	21.501.669
Prior Years' Profits or Losses	[24]	-65.426.717	-57.025.135
Current Period Net Profit Or Loss		-131.951.864	-8.401.581
<b>Total equity</b>		<b>285.225.957</b>	<b>313.996.660</b>
<b>Total Liabilities and Equity</b>		<b>435.449.673</b>	<b>577.281.007</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023	Current Period 3 Months 01.07.2024 - 30.09.2024	Previous Period 3 Months 01.07.2023 - 30.09.2023
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	[25]	73.002.582	1.557.116	-19.122.941	780.467
Cost of sales	[25]	-148.317.625	0	15.685.007	0
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>-75.315.043</b>	<b>1.557.116</b>	<b>-3.437.934</b>	<b>780.467</b>
<b>GROSS PROFIT (LOSS)</b>		<b>-75.315.043</b>	<b>1.557.116</b>	<b>-3.437.934</b>	<b>780.467</b>
General Administrative Expenses	[26]	-9.097.682	-8.746.289	-3.253.754	-3.361.637
Other Income from Operating Activities	[27]	201.711	13.735.158	-134.528	-1.552.265
Other Expenses from Operating Activities	[27]	-697.424	-2.665.433	40.281	207.947
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>-84.908.438</b>	<b>3.880.552</b>	<b>-6.785.935</b>	<b>-3.925.488</b>
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>-84.908.438</b>	<b>3.880.552</b>	<b>-6.785.935</b>	<b>-3.925.488</b>
Finance income	[28]	5.547.735	426.785	2.130.237	37.101
Finance costs	[28]	-48.244.190	-1.746.900	-15.685.110	137.660
Gains (losses) on net monetary position		4.465.627	-434.645	7.045.817	-2.018.185
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>-123.139.266</b>	<b>2.125.792</b>	<b>-13.294.991</b>	<b>-5.768.912</b>
Tax (Expense) Income, Continuing Operations		-8.812.598	-2.453.083	331.829	643.190
Deferred Tax (Expense) Income	[16]	-8.812.598	-2.453.083	331.829	643.190
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-131.951.864</b>	<b>-327.291</b>	<b>-12.963.162</b>	<b>-5.125.722</b>
<b>PROFIT (LOSS)</b>		<b>-131.951.864</b>	<b>-327.291</b>	<b>-12.963.162</b>	<b>-5.125.722</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0			
Owners of Parent	[29]	-131.951.864	-327.291	-12.963.162	-5.125.722
<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		-155.668	2.667	-138.422	-117.796
Gains (Losses) on Remeasurements of Defined Benefit Plans	[17]	-155.668	-8.359	-138.422	-131.874
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	11.026	0	14.078
Deferred Tax (Expense) Income	[16]	0	11.026	0	14.078
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-155.668</b>	<b>2.667</b>	<b>-138.422</b>	<b>-117.796</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-132.107.532</b>	<b>-324.624</b>	<b>-13.101.584</b>	<b>-5.243.518</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0			
Owners of Parent		-132.107.532	-324.624	-13.101.584	-5.243.518

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		-131.951.864	-327.291
Profit (Loss) from Continuing Operations		-131.951.864	-327.291
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	[13,14,26]	68.644	43.533
Adjustments for Impairment Loss (Reversal of Impairment Loss)	[27]	0	-17.748.415
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		0	-17.748.415
Adjustments for provisions	[17]	-364.900	474.725
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-300.176	310.792
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		-64.724	163.933
Adjustments for Interest (Income) Expenses	[6,28]	-1.047.783	367.619
Adjustments for interest expense		-1.871.128	-1.448.315
Unearned Financial Income from Credit Sales		823.345	1.815.934
Adjustments for Tax (Income) Expenses	[16]	8.812.598	7.360.831
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable	[8]	17.211.815	-14.503.437
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		17.211.815	-14.503.437
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		9.061.825	-4.022.322
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	-50.141
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		9.061.825	-3.972.181
Adjustments for decrease (increase) in inventories	[11]	157.064.470	-44.507.265
Decrease (Increase) in Prepaid Expenses	[15]	37.384.966	11.806.352
Adjustments for increase (decrease) in trade accounts payable	[8]	22.961.602	-26.357.922
Increase (Decrease) in Trade Accounts Payables to Related Parties		27.089.318	-48.156
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-4.127.716	-26.309.766
Adjustments for increase (decrease) in other operating payables		-4.803.178	1.114.357
Increase (Decrease) in Other Operating Payables to Related Parties		-3.946.902	-107.095
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-856.276	1.221.452
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[15]	-108.741.737	68.482.737
<b>Cash Flows from (used in) Operations</b>			
Inflation Effect On Operating Activities		5.483.830	7.502.331
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Purchase of Property, Plant, Equipment and Intangible Assets	[13,14]	-3.416.811	0
Purchase of property, plant and equipment		-3.416.811	0
Cash Outflows from Acquisition of Investment Property	[12]	-38.499.890	-9.910.021
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Proceeds from Issuing Shares or Other Equity Instruments		103.430.032	0
Proceeds from issuing shares		3.430.032	0
Proceeds from issuing other equity instruments		100.000.000	0
Proceeds from borrowings	[6]	29.080.972	10.918.659
Proceeds from Loans		29.080.972	10.918.659
Repayments of borrowings	[6]	-50.361.464	-93.724
Loan Repayments		-50.361.464	-93.724
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		51.373.127	-9.399.253
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	[5]	437.332	18.984.830

INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-5.516.844	-7.559.267
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	[5]	46.293.615	2.026.310

# 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)	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	304.973.597	1.443.993		27.965	27.965	27.965			1.443.922	-124.744.548	36.076.387	-88.668.101	269.221.316	269.221.316
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									21.501.670	14.574.717	-36.076.387	-21.501.470	0	0	0
Total Comprehensive Income (Loss)					2.667	2.667	2.667					-327.291	-327.291	-324.624	-324.624
Profit (loss)												-327.291	-327.291	-327.291	-327.291
Other Comprehensive Income (Loss) [22]					2.667	2.667	2.667							2.667	2.667
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 [21,22]											24.588.561	24.588.561	24.588.561	24.588.561	24.588.561
<b>Equity at end of period</b>	50.000.000	304.973.597	1.443.993		30.632	30.632	30.632			22.945.592	-85.581.270	-327.291	-85.908.561	293.485.253	293.485.253
<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	304.973.604	1.443.993		60.189	60.189	60.189			22.945.590	-57.025.135	-8.401.581	-65.426.716	313.996.660	313.996.660
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											-8.401.581	8.401.581	0	0	0
Total Comprehensive Income (Loss)					-215.857	-215.857	-215.857		-33.014		-18.546.276	-131.951.864	-150.498.140	-150.747.011	-150.747.011
Profit (loss)											-18.546.276	-131.951.864	-150.498.140	-150.498.140	-150.498.140
Other Comprehensive Income (Loss) [22]					-215.857	-215.857	-215.857		-33.014					-248.871	-248.871
Issue of equity	100.000.000	2.883.589	546.443											103.430.032	103.430.032
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 - 30.09.2023

