



KAMUYU AYDINLATMA PLATFORMU

İDEALİST GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ A.Ş. Financial Report Unconsolidated 2025 - 2. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri Depolama Kuruluşu

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 VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ ANONİM ŞİRKETİ

Genel Kurulu'na

Giriş

İDEALİST GAYRİMENKUL VE GİRİŞİM SERMAYESİ PORTFÖY YÖNETİMİ ANONİM ŞİRKETİ'nin ("Şirket") 30 Haziran 2025 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 ("KGK") 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.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Ankara, 14.08.2025

KARAR BAĞIMSIZ DENETİM VE DANIŞMANLIK ANONİM ŞİRKETİ

Member Firm Of Abacus

ALİ OSMAN EFLATUN

Sorumlu Denetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	[3]	731.460	796.492
Financial Investments	[4]	13.072.500	16.232.261
Financial Assets at Fair Value Through Profit or Loss		13.072.500	16.232.261
Financial Assets Held For Trading		13.072.500	16.232.261
Current Tax Assets	[8]	85.244	75.130
Other current assets	[10]	234.393	259.300
Other Current Assets Due From Unrelated Parties		234.393	259.300
SUB-TOTAL		14.123.597	17.363.183
Total current assets		14.123.597	17.363.183
NON-CURRENT ASSETS			
Deferred Tax Asset	[8]	14.586	39.327
Total non-current assets		14.586	39.327
Total assets		14.138.183	17.402.510
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Trade Payables	[5]	49.000	214.553
Trade Payables to Unrelated Parties		49.000	214.553
Employee Benefit Obligations	[6]	1.336.007	1.312.424
Other Payables	[7]	7.505.000	4.696.126
Other Payables to Related Parties		7.505.000	4.696.126
Other Current Liabilities	[10]	59.484	85.215
Other Current Liabilities to Unrelated Parties		59.484	85.215
SUB-TOTAL		8.949.491	6.308.318
Total current liabilities		8.949.491	6.308.318
NON-CURRENT LIABILITIES			
Non-current provisions	[9]	193.169	157.308
Non-current provisions for employee benefits		193.169	157.308
Total non-current liabilities		193.169	157.308
Total liabilities		9.142.660	6.465.626
EQUITY			
Equity attributable to owners of parent		4.995.523	10.936.884
Issued capital	[12]	15.000.000	15.000.000
Inflation Adjustments on Capital	[13]	11.860.833	11.860.833
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[14]	30.678	565
Gains (Losses) on Revaluation and Remeasurement		30.678	565
Gains (Losses) on Remeasurements of Defined Benefit Plans		30.678	565
Prior Years' Profits or Losses	[15]	-15.924.514	-3.814.072
Current Period Net Profit Or Loss		-5.971.474	-12.110.442
Total equity		4.995.523	10.936.884
Total Liabilities and Equity		14.138.183	17.402.510

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024	Current Period 3 Months 01.04.2025 - 30.06.2025	Previous Period 3 Months 01.04.2024 - 30.06.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0			
GROSS PROFIT (LOSS)		0			
General Administrative Expenses	[16]	-3.909.399	-2.950.751	-2.218.643	-1.433.032
Research and development expense	[17]	0	-550.307	310.548	-550.307
Other Income from Operating Activities	[18]	73.248	90.901	40.175	56.433
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-3.836.151	-3.410.157	-1.867.920	-1.926.906
Investment Activity Income	[19]	0	1.867.048	0	-361.882
Investment Activity Expenses	[19]	-840.000	0	273.071	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-4.676.151	-1.543.109	-1.594.849	-2.288.788
Finance income	[20]	296.686	1.009.078	223.108	484.252
Finance costs	[20]	-33.040	-953	-16.584	-464
Gains (losses) on net monetary position	[21]	-1.549.913	-4.435.919	-562.367	-1.418.734
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-5.962.418	-4.970.903	-1.950.692	-3.223.734
Tax (Expense) Income, Continuing Operations	[8]	-9.056	16.295	-20.832	10.426
Deferred Tax (Expense) Income		-9.056	16.295	-20.832	10.426
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-5.971.474	-4.954.608	-1.971.524	-3.213.308
PROFIT (LOSS)		-5.971.474	-4.954.608	-1.971.524	-3.213.308
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-5.971.474	-4.954.608	-1.971.524	-3.213.308
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		30.113	1.526	2.311	-39
Gains (Losses) on Remeasurements of Defined Benefit Plans		40.151	2.035	3.081	-52
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-10.038	-509	-770	13
Deferred Tax (Expense) Income		-10.038	-509	-770	13
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		30.113	1.526	2.311	-39
TOTAL COMPREHENSIVE INCOME (LOSS)		-5.941.361	-4.953.082	-1.969.213	-3.213.347
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-5.941.361	-4.953.082	-1.969.213	-3.213.347

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.06.2025	Previous Period 01.01.2024 - 30.06.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		64.619	-1.397.205
Profit (Loss)		-5.971.474	-4.954.608
Profit (Loss) from Continuing Operations		-5.971.474	-4.954.608
Adjustments to Reconcile Profit (Loss)		3.250.476	1.273.163
Adjustments for provisions		76.012	69.635
Adjustments for (Reversal of) Provisions Related with Employee Benefits		76.012	69.635
Adjustments for fair value losses (gains)		3.159.761	1.219.457
Other Adjustments for Fair Value Losses (Gains)	4]	3.159.761	1.219.457
Adjustments for Tax (Income) Expenses	[8]	14.703	-15.929
Changes in Working Capital		2.655.966	887.265
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	[7]	14.793	-148.013
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		14.793	-148.013
Adjustments for increase (decrease) in trade accounts payable	[5]	-165.553	66.178
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-165.553	66.178
Adjustments for increase (decrease) in other operating payables	[7]	2.806.726	969.100
Increase (Decrease) in Other Operating Payables to Related Parties		2.808.874	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-2.148	969.100
Cash Flows from (used in) Operations		-65.032	-2.794.180
Inflation Effect On Operating Activities		129.651	1.396.975
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		0	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		0	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		64.619	-1.397.205
Net increase (decrease) in cash and cash equivalents		64.619	-1.397.205
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	[3]	796.492	7.560.715
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-129.651	-1.396.975
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		731.460	4.766.535

		Footnote Reference	Equity																	
			Equity attributable to owners of parent (member)												Non-controlling interests (member)					
			Issued Capital	Inflation Adjustments on Capital	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			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																				
Previous Period 01.01.2024 - 30.06.2024	Statement of changes in equity (abstract)																			
	Statement of changes in equity (line items)																			
	Equity at beginning of period			15.000.000	11.860.833									-3.814.075	-3.814.075	23.046.758		23.046.758		
	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													-3.814.073	3.814.073	0	0		0	
	Total Comprehensive Income (Loss)		[14]				1.526	1.526							-4.954.608	-4.954.608	-4.953.082		-4.953.082	
	Profit (loss)						1.526	1.526							-4.954.608	-4.954.608	-4.953.082		-4.953.082	
	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																				
Equity at end of period			15.000.000	11.860.833	1.526	1.526							-3.814.073	-4.954.610	-8.768.683	18.093.676		18.093.676		
	Statement of changes in equity (abstract)																			
	Statement of changes in equity (line items)																			
	Equity at beginning of period			15.000.000	11.860.833	565	565							-3.814.073	-12.110.441	-15.924.514	10.936.884		10.936.884	
	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														-12.110.441	12.110.441	0	0		0
	Total Comprehensive Income (Loss)		[14]				30.113	30.113							-5.971.474	-5.971.474	-5.941.361		-5.941.361	
	Profit (loss)						30.113	30.113							-5.971.474	-5.971.474	-5.941.361		-5.941.361	
	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 01.01.2025 - 30.06.2025														
	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													
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	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		15.000.000	11.860.833		30.678	30.678			-15.924.514	-5.971.474	-21.895.988	4.995.523	4.995.523