



KAMUYU AYDINLATMA PLATFORMU

İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 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 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	[5]	170.338	3.271.502
Trade Receivables	[8]	598.937	432.017
Trade Receivables Due From Unrelated Parties		598.937	432.017
Other Receivables	[10]	2.137.593	1.908.984
Other Receivables Due From Unrelated Parties		2.137.593	1.908.984
Inventories	[11]	8.267.943	43.954.880
Prepayments	[15]	134.274.113	65.527.052
Prepayments to Related Parties		131.486.250	62.023.050
Prepayments to Unrelated Parties		2.787.863	3.504.002
Current Tax Assets	[16]	146.316	725.767
Other current assets	[18]	20.629.729	26.028.970
Other Current Assets Due From Unrelated Parties		20.629.729	26.028.970
SUB-TOTAL		166.224.969	141.849.172
Total current assets		166.224.969	141.849.172
NON-CURRENT ASSETS			
Other Receivables	[10]	29.047	43.538
Other Receivables Due From Unrelated Parties		29.047	43.538
Investment property	[12]	371.660.412	371.660.412
Property, plant and equipment	[13]	106.891.873	56.010.955
Vehicles		392.666	642.193
Fixtures and fittings		373.934	242.007
Construction in Progress		106.125.273	55.126.755
Total non-current assets		478.581.332	427.714.905
Total assets		644.806.301	569.564.077
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	[6]	83.813.443	20.100.324
Current Borrowings From Unrelated Parties		83.813.443	20.100.324
Bank Loans		83.813.443	20.100.324
Current Portion of Non-current Borrowings	[6]	67.214.550	74.286.758
Current Portion of Non-current Borrowings from Unrelated Parties		67.214.550	74.286.758
Bank Loans		67.214.550	74.286.758
Other Financial Liabilities	[7]	230.045	89.970
Other Miscellaneous Financial Liabilities		230.045	89.970
Trade Payables	[8]	30.653.888	94.406.420
Trade Payables to Related Parties		22.287.883	78.238.745
Trade Payables to Unrelated Parties		8.366.005	16.167.675
Employee Benefit Obligations	[9]	789.167	534.124
Other Payables	[10]	73.146.091	6.619.647
Other Payables to Related Parties		73.146.091	6.619.647
Deferred Income Other Than Contract Liabilities	[15]	3.091.056	
Deferred Income Other Than Contract Liabilities from Unrelated Parties		3.091.056	
Current provisions	[17]	487.402	372.311
Current provisions for employee benefits		57.704	0
Other current provisions		429.698	372.311
Other Current Liabilities	[18]	196.611	5.727.745
Other Current Liabilities to Unrelated Parties		196.611	5.727.745
SUB-TOTAL		259.622.253	202.137.299
Total current liabilities		259.622.253	202.137.299
NON-CURRENT LIABILITIES			
Long Term Borrowings	[6]	26.322.912	3.773.021
Long Term Borrowings From Unrelated Parties		26.322.912	3.773.021
Bank Loans		26.322.912	3.773.021
Non-current provisions	[17]	658.743	531.790
Non-current provisions for employee benefits		658.743	531.790
Deferred Tax Liabilities	[16]	60.543.890	30.704.672

Total non-current liabilities		87.525.545	35.009.483
Total liabilities		347.147.798	237.146.782
EQUITY			
Equity attributable to owners of parent		297.658.503	332.417.295
Issued capital	[20]	150.000.000	150.000.000
Inflation Adjustments on Capital	[20]	460.310.100	460.310.100
Share Premium (Discount)	[21]	2.653.134	2.653.134
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[22]	-78.210	-126.911
Gains (Losses) on Revaluation and Remeasurement		-78.210	-126.911
Gains (Losses) on Remeasurements of Defined Benefit Plans		-78.210	-126.911
Restricted Reserves Appropriated From Profits	[23]	2.500.915	2.500.915
Legal Reserves		1.924.661	1.924.661
Other Restricted Profit Reserves		576.254	576.254
Prior Years' Profits or Losses	[24]	-282.919.943	-87.228.868
Current Period Net Profit Or Loss		-34.807.493	-195.691.075
Total equity		297.658.503	332.417.295
Total Liabilities and Equity		644.806.301	569.564.077

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	[25]	24.417.849	97.308.070	22.857.771	-25.489.734
Cost of sales	[25]	-29.036.956	-197.698.512	-29.036.956	20.907.175
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-4.619.107	-100.390.442	-6.179.185	-4.582.559
GROSS PROFIT (LOSS)		-4.619.107	-100.390.442	-6.179.185	-4.582.559
General Administrative Expenses	[26]	-13.146.037	-12.126.666	-4.252.990	-4.337.061
Other Income from Operating Activities	[27]	1.335.506	268.869	544.491	-179.318
Other Expenses from Operating Activities	[27]	-340.405	-929.625	-58.497	53.693
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-16.770.043	-113.177.864	-9.946.181	-9.045.245
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-16.770.043	-113.177.864	-9.946.181	-9.045.245
Finance income	[28]	0	7.394.799	-6.243	2.839.479
Finance costs	[28]	-6.284.891	-64.306.616	-3.344.233	-20.907.312
Gains (losses) on net monetary position	[29]	18.063.314	5.936.861	6.939.206	9.377.280
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-4.991.620	-164.152.820	-6.357.451	-17.735.798
Tax (Expense) Income, Continuing Operations		-29.815.873	-11.746.665	-16.181.079	442.309
Deferred Tax (Expense) Income	[16]	-29.815.873	-11.746.665	-16.181.079	442.309
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-34.807.493	-175.899.485	-22.538.530	-17.293.489
PROFIT (LOSS)		-34.807.493	-175.899.485	-22.538.530	-17.293.489
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-34.807.493	-175.899.485	-22.538.530	-17.293.489
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		48.701	915	65.947	-119.548
Gains (Losses) on Remeasurements of Defined Benefit Plans	[17]	82.820	-10.364	100.066	-133.879
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-34.119	11.279	-34.119	14.331
Deferred Tax (Expense) Income	[16]	-34.119	11.279	-34.119	14.331
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		48.701	915	65.947	-119.548
TOTAL COMPREHENSIVE INCOME (LOSS)		-34.758.792	-175.898.570	-22.472.583	-17.413.037
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-34.758.792	-175.898.570	-22.472.583	-17.413.037

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-34.807.493	-175.899.485
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	[13,14]	312.226	91.496
Adjustments for provisions	[17]	324.864	-486.392
Adjustments for (Reversal of) Provisions Related with Employee Benefits		267.477	-400.118
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		57.387	-86.274
Adjustments for Interest (Income) Expenses	[6,28]		-1.396.632
Adjustments for interest expense			-2.494.102
Deferred Financial Expense from Credit Purchases			1.097.470
Adjustments for Tax (Income) Expenses	[16]	29.805.099	11.746.665
Changes in Working Capital			
Decrease (Increase) in Financial Investments		0	
Adjustments for decrease (increase) in trade accounts receivable	[8]	-166.919	23.056.994
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-166.919	23.056.994
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		5.764.574	12.078.873
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		5.764.574	12.078.873
Adjustments for decrease (increase) in inventories	[11]	35.686.937	209.357.532
Decrease (Increase) in Prepaid Expenses	[15]	-68.747.061	49.831.921
Adjustments for increase (decrease) in trade accounts payable	[8]	-63.752.532	30.606.442
Increase (Decrease) in Trade Accounts Payables to Related Parties		-55.950.862	36.108.439
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		-7.801.670	-5.501.997
Adjustments for increase (decrease) in other operating payables		61.250.353	-8.537.355
Increase (Decrease) in Other Operating Payables to Related Parties		66.526.444	-7.395.993
Increase (Decrease) in Other Operating Payables to Unrelated Parties		-5.276.091	-1.141.362
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[15]	3.091.056	-144.946.223
Other Adjustments for Other Increase (Decrease) in Working Capital		546.258	40.017.589
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	[13,14]	-51.193.145	-4.554.404
Purchase of property, plant and equipment		-51.193.145	-4.554.404
Cash Outflows from Acquisition of Investment Property	[12]	0	-51.318.048
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from Issuing Shares or Other Equity Instruments		0	100.000.000
Proceeds from issuing other equity instruments		0	100.000.000
Proceeds from borrowings	[6]	15.617.758	-39.657.397
Proceeds from Loans		15.477.683	-39.657.397
Proceeds from Other Financial Borrowings		140.075	
Repayments of borrowings	[6]	63.713.119	11.291.775
Loan Repayments		63.713.119	11.291.775
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.554.906	61.283.351
Net increase (decrease) in cash and cash equivalents		-2.554.906	61.283.351
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	[5]	3.271.502	582.938
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-546.258	-159.673
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	[5]	170.338	61.706.616

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	456.478.828	1.924.757	80.228	80.228			30.585.097	-76.037.914	-11.182.690	-87.220.604	451.848.306	451.848.306
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										-11.182.690	11.182.690	0	0
Total Comprehensive Income (Loss)			728.376	-287.724	-287.724		-44.005		-175.899.485	-175.899.485	-175.502.838		-175.502.838
Profit (loss)											-175.899.485		-175.899.485
Other Comprehensive Income (Loss)			728.376	-287.724	-287.724		-44.005						
Issue of equity	100.000.000	3.843.651										103.843.651	103.843.651
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	150.000.000	460.322.479	2.653.133	-207.496	-207.496			30.541.092	-87.220.604	-175.899.485	-263.120.089	390.189.119	390.189.119
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	150.000.000	460.310.100	2.653.134	-126.911	-126.911			2.500.915	-87.228.868	-195.691.075	-282.919.949	332.417.295	332.417.295
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										-195.691.075	195.691.075	0	0
Total Comprehensive Income (Loss)				48.701	48.701					-34.807.493	-34.807.493	-34.758.792	-34.758.792
Profit (loss)												-34.807.493	-34.807.493
Other Comprehensive Income (Loss)				48.701	48.701							48.701	48.701
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
01.01.2024 - 30.09.2024

