



KAMUYU AYDINLATMA PLATFORMU

İHLAS GAYRİMENKUL PROJE GELİŞTİRME VE TİCARET A.Ş.
Financial Report
Consolidated
2021 - 3. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	79.091.660	242.928.695
Financial Investments		47.124.280	804.414
Trade Receivables		492.594.624	424.008.559
Trade Receivables Due From Related Parties	4-14	5.267.310	52.278.869
Trade Receivables Due From Unrelated Parties	4	487.327.314	371.729.690
Receivables From Financial Sector Operations		0	
Other Receivables		120.343.434	29.074.291
Other Receivables Due From Related Parties		73.821.800	27.718.507
Other Receivables Due From Unrelated Parties		46.521.634	1.355.784
Inventories	5	342.801.727	509.212.723
Prepayments	8	208.390.108	190.825.851
Current Tax Assets		271.800	624.887
Other current assets	9	61.117.739	62.355.121
SUB-TOTAL		1.351.735.372	1.459.834.541
Total current assets		1.351.735.372	1.459.834.541
NON-CURRENT ASSETS			
Trade Receivables		31.315.392	74.545.668
Trade Receivables Due From Unrelated Parties	4	31.315.392	74.545.668
Other Receivables		863.134	867.611
Other Receivables Due From Unrelated Parties		863.134	867.611
Investments accounted for using equity method		5.000	5.000
Investment property		31.908.577	31.908.577
Property, plant and equipment	6	1.463.150	1.503.547
Right of Use Assets		6.104.963	6.156.805
Intangible assets and goodwill		6.759.134	7.792.028
Prepayments	8	539	157.481.144
Deferred Tax Asset	12	28.659.659	26.552.449
Total non-current assets		107.079.548	306.812.829
Total assets		1.458.814.920	1.766.647.370
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		2.066.813	2.301.826
Current Portion of Non-current Borrowings		21.942.959	14.058.638
Trade Payables		86.495.462	129.935.916
Trade Payables to Related Parties	4-14	18.405.445	11.858.297
Trade Payables to Unrelated Parties	4	68.090.017	118.077.619
Employee Benefit Obligations		2.239.121	2.371.484
Other Payables		10.213.414	5.028.646
Other Payables to Related Parties		1.688.034	135.423
Other Payables to Unrelated Parties		8.525.380	4.893.223
Deferred Income Other Than Contract Liabilities	8	231.088.570	165.345.384
Current tax liabilities, current		7.705.460	4.369.668
Current provisions		9.093.683	4.253.876
Current provisions for employee benefits		451.288	310.671
Other current provisions	7	8.642.395	3.943.205
Other Current Liabilities	9	111.471.086	1.050.233
SUB-TOTAL		482.316.568	328.715.671
Total current liabilities		482.316.568	328.715.671
NON-CURRENT LIABILITIES			
Long Term Borrowings		39.311.133	51.004.817
Other Payables		2.273.455	3.020.979
Other Payables to Unrelated parties		2.273.455	3.020.979
Deferred Income Other Than Contract Liabilities	8	2.000.001	513.064.242
Non-current provisions		10.571.766	8.678.087
Non-current provisions for employee benefits		10.500.109	8.660.087
Other non-current provisions	7	71.657	18.000
Deferred Tax Liabilities	12	5.928.630	4.924.157

Total non-current liabilities		60.084.985	580.692.282
Total liabilities		542.401.553	909.407.953
EQUITY			
Equity attributable to owners of parent		916.206.366	857.706.941
Issued capital		1.000.000.000	1.000.000.000
Inflation Adjustments on Capital		70.140.548	70.140.548
Share Premium (Discount)		1.401.640	1.401.640
Effects of Business Combinations Under Common Control		-88.293.042	-88.293.042
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-1.733.750	-1.543.178
Gains (Losses) on Revaluation and Remeasurement		-1.733.750	-1.543.178
Increases (Decreases) on Revaluation of Property, Plant and Equipment		328.890	328.890
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.062.640	-1.872.068
Restricted Reserves Appropriated From Profits		2.416.654	2.174.606
Other reserves		-61.918.812	-61.918.812
Prior Years' Profits or Losses		-64.496.869	-67.967.788
Current Period Net Profit Or Loss	13	58.689.997	3.712.967
Non-controlling interests		207.001	-467.524
Total equity		916.413.367	857.239.417
Total Liabilities and Equity		1.458.814.920	1.766.647.370

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	10	825.078.359	250.430.363	605.710.664	37.405.300
Cost of sales	10	-734.515.119	-230.513.230	-541.362.881	-29.537.801
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		90.563.240	19.917.133	64.347.783	7.867.499
GROSS PROFIT (LOSS)		90.563.240	19.917.133	64.347.783	7.867.499
General Administrative Expenses		-46.892.806	-22.546.446	-20.119.827	-8.307.323
Marketing Expenses		-15.696.587	-5.914.109	-4.721.106	-3.910.098
Other Income from Operating Activities	11	61.744.897	16.045.297	19.716.064	2.037.645
Other Expenses from Operating Activities	11	-35.135.942	-12.354.118	-15.609.062	-6.472.241
PROFIT (LOSS) FROM OPERATING ACTIVITIES		54.582.802	-4.852.243	43.613.852	-8.784.518
Investment Activity Income		5.230.690	44.716	198.519	27.402
Investment Activity Expenses		-11.660.316		-10.886.517	
Share of Profit (Loss) from Investments Accounted for Using Equity Method			-2.021		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		48.153.176	-4.809.548	32.925.854	-8.757.116
Finance income		22.787.260	5.252.574	5.356.483	3.100.418
Finance costs		-2.958.374	-3.866.083	-983.359	-1.236.455
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		67.982.062	-3.423.057	37.298.978	-6.893.153
Tax (Expense) Income, Continuing Operations		-8.612.496	3.353.330	-3.939.971	1.755.597
Current Period Tax (Expense) Income		-9.666.329	-3.523.585	-7.842.598	-871.323
Deferred Tax (Expense) Income	12	1.053.833	6.876.915	3.902.627	2.626.920
PROFIT (LOSS) FROM CONTINUING OPERATIONS	13	59.369.566	-69.727	33.359.007	-5.137.556
PROFIT (LOSS)		59.369.566	-69.727	33.359.007	-5.137.556
Profit (loss), attributable to [abstract]					
Non-controlling Interests	13	679.569	-94.626	747.604	-53.144
Owners of Parent	13	58.689.997	24.899	32.611.403	-5.084.412
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>	13	0,05940000	-0,00010000	0,03340000	-0,00770000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-195.616	-112.132	-811.051	45.391
Gains (Losses) on Remeasurements of Defined Benefit Plans		-244.520	-140.165	-1.013.814	56.739
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		48.904	28.033	202.763	-11.348
Deferred Tax (Expense) Income	12	48.904	28.033	202.763	-11.348
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-195.616	-112.132	-811.051	45.391
TOTAL COMPREHENSIVE INCOME (LOSS)		59.173.950	-181.859	32.547.956	-5.092.165
Total Comprehensive Income Attributable to					
Non-controlling Interests		674.525	-92.866	744.058	-51.086
Owners of Parent		58.499.425	-88.993	31.803.898	-5.041.079

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)	13	59.369.566	-69.727
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense		1.415.788	1.350.175
Adjustments for Impairment Loss (Reversal of Impairment Loss)		12.022.620	1.825.641
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	4	12.022.620	1.825.641
Adjustments for provisions		6.339.578	4.668.483
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.586.731	964.365
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		4.752.847	3.704.118
Adjustments for Interest (Income) Expenses		-17.482.083	3.126.556
Adjustments for Interest Income		-20.169.673	-442.117
Adjustments for interest expense		2.687.590	3.568.673
Adjustments for fair value losses (gains)		6.004.667	
Adjustments for Fair Value Losses (Gains) of Financial Assets		6.004.667	
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	2.021
Adjustments for Tax (Income) Expenses		8.612.496	-3.353.330
Adjustments for losses (gains) on disposal of non-current assets		744.137	
Other adjustments to reconcile profit (loss)			-71.979
Changes in Working Capital			
Decrease (Increase) in Financial Investments		-52.324.533	-1.260.056
Adjustments for decrease (increase) in trade accounts receivable		-37.378.409	107.643.158
Decrease (Increase) in Trade Accounts Receivables from Related Parties		47.011.559	654.670
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		-84.389.968	106.988.488
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-91.264.666	52.643.115
Decrease (Increase) in Other Related Party Receivables Related with Operations		-46.103.293	52.904.902
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations		-45.161.373	-261.787
Adjustments for decrease (increase) in inventories		166.410.996	61.385.341
Decrease (Increase) in Prepaid Expenses		-49.987.602	-4.848.885
Adjustments for increase (decrease) in trade accounts payable		9.431.781	-122.899.847
Increase (Decrease) in Trade Accounts Payables to Related Parties		2.884.633	4.831.965
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		6.547.148	-127.731.812
Adjustments for increase (decrease) in other operating payables		-443.768.444	-70.675.760
Increase (Decrease) in Other Operating Payables to Related Parties		-445.321.055	-72.859.171
Increase (Decrease) in Other Operating Payables to Unrelated Parties		1.552.611	2.183.411
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		1.590.469	1.267.744
Other Adjustments for Other Increase (Decrease) in Working Capital		250.689.939	-7.586.927
Decrease (Increase) in Other Assets Related with Operations		139.916.348	-10.487.559
Increase (Decrease) in Other Payables Related with Operations		110.773.591	2.900.632
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-336.719	-427.080
Income taxes refund (paid)		-6.330.537	-1.477.350
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
		-303.923	-471.497

Proceeds from sales of property, plant, equipment and intangible assets		29.662	
Proceeds from sales of property, plant and equipment		29.662	
Purchase of Property, Plant, Equipment and Intangible Assets		-333.585	-471.497
Purchase of property, plant and equipment	6	-333.585	-460.364
Purchase of intangible assets			-11.133
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		12.707.844	-12.581.152
Payments to Acquire Entity's Shares or Other Equity Instruments			0
Repayments of borrowings		-4.292.053	-9.829.431
Payments of Lease Liabilities		-1.922.393	-1.813.428
Interest paid		-1.247.383	-1.380.410
Interest Received		20.169.673	442.117
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-163.837.035	8.188.644
Net increase (decrease) in cash and cash equivalents		-163.837.035	8.188.644
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		242.928.695	11.592.252
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		79.091.660	19.780.896



Statement of changes in equity [abstract]

Presentation Currency TL
Nature of Financial Statements Consolidated

Footnote Reference	Equity															
	Equity attributable to owners of parent (member)														Non-controlling interests (member)	
	Issued Capital	Inflation Adjustments on Capital	Balancing Account for Merger 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)	Other reserves (member)	Retained Earnings		Prior Years' Profits or Losses	Net Profit or Loss		
					Gains/Losses on Revaluation and Remeasurement (member)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification								
Increases (Decreases) on Revaluation of Property, Plant and Equipment					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	665.538.887	70.140.548	-88.293.042	351.940		325.137	-1.516.364			2.068.281	-61.918.812	-110.391.713	42.530.250	518.835.112	-366.518	518.468.594
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													42.530.250	-42.530.250		
Total Comprehensive Income (Loss)							-113.892								24.899	-88.993
Profit (loss)																
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										106.325		-106.325				
Equity at end of period	665.538.887	70.140.548	-88.293.042	351.940		325.137	-1.630.256			2.174.606	-61.918.812	-67.967.788	24.899	518.746.119	-459.304	518.286.735
Statement of changes in equity (abstract)																
Statement of changes in equity (line items)																
Equity at beginning of period	1.000.000.000	70.140.548	-88.293.042	1.401.640		328.890	-1.872.068			2.174.606	-61.918.812	-67.967.788	3.712.967	857.706.941	-467.524	857.239.417
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													3.712.967	-3.712.967		
Total Comprehensive Income (Loss)							-190.572								58.689.997	58.499.425
Profit (loss)																
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																

Previous Period
01.01.2020 - 30.09.2020

