

**İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2021 - 1. 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 31.03.2021	Previous Period 31.12.2020
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	[5]	190.929	259.001
Financial Investments	[6]	11.064.854	10.543.261
Other Receivables	[10]	22.441	7.248
Other Receivables Due From Related Parties		13.946	0
Other Receivables Due From Unrelated Parties		8.495	7.248
Inventories	[12]	15.759.002	14.272.758
Prepayments	[13]	3.578.001	2.408.207
Prepayments to Related Parties		0	0
Prepayments to Unrelated Parties		3.578.001	2.408.207
Current Tax Assets	[15]	22.272	4.938
Other current assets	[14]	2.415.253	2.205.764
Other Current Assets Due From Unrelated Parties		2.415.253	2.205.764
<b>SUB-TOTAL</b>		<b>33.052.752</b>	<b>29.701.177</b>
<b>Total current assets</b>		<b>33.052.752</b>	<b>29.701.177</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	[16]	65.513	67.300
Buildings		12.499	12.935
Fixtures and fittings		13.014	14.365
Construction in Progress		40.000	40.000
Intangible assets and goodwill	[17]	540	909
Other Rights		540	909
Prepayments			15.071
Prepayments to Unrelated Parties			15.071
Deferred Tax Asset	[15]	177.260	130.845
<b>Total non-current assets</b>		<b>243.313</b>	<b>214.125</b>
<b>Total assets</b>		<b>33.296.065</b>	<b>29.915.302</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Portion of Non-current Borrowings	[7]	690.443	1.167.034
Current Portion of Non-current Borrowings from Unrelated Parties		690.443	1.167.034
Bank Loans		690.443	1.167.034
Other Financial Liabilities	[8]	45.221	91.449
Trade Payables	[9]	1.835.751	2.490.491
Trade Payables to Unrelated Parties		1.835.751	2.490.491
Employee Benefit Obligations	[11]	136.048	224.721
Other Payables		462.016	5.173
Other Payables to Related Parties	[10]	462.016	4.290
Other Payables to Unrelated Parties			883
Deferred Income Other Than Contract Liabilities	[13]	14.711.823	11.286.723
Deferred Income Other Than Contract Liabilities From Related Parties		14.711.823	11.286.723
Current provisions	[18]	80.000	45.674
Current provisions for employee benefits		80.000	45.674
Other Current Liabilities	[14]	74.115	54.240
Other Current Liabilities to Unrelated Parties		74.115	54.240
<b>SUB-TOTAL</b>		<b>18.035.417</b>	<b>15.365.505</b>
<b>Total current liabilities</b>		<b>18.035.417</b>	<b>15.365.505</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions	[18]	58.834	107.660
Non-current provisions for employee benefits		58.834	107.660
<b>Total non-current liabilities</b>		<b>58.834</b>	<b>107.660</b>
<b>Total liabilities</b>		<b>18.094.251</b>	<b>15.473.165</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		15.201.814	14.442.137
Issued capital	[20]	10.000.000	10.000.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	[18]	-15.494	-21.546

Gains (Losses) on Revaluation and Remeasurement		-15.494	-21.546
Gains (Losses) on Remeasurements of Defined Benefit Plans		-15.494	-21.546
Restricted Reserves Appropriated From Profits		400.244	
Legal Reserves		400.244	
Prior Years' Profits or Losses	[20]	4.063.439	-2.641.055
Current Period Net Profit Or Loss		753.625	7.104.738
Total equity		15.201.814	14.442.137
Total Liabilities and Equity		33.296.065	29.915.302

# Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue		0	0
Cost of sales		0	0
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	0
GROSS PROFIT (LOSS)		0	0
General Administrative Expenses	[22]	-494.482	-230.917
Other Income from Operating Activities	[24]	1.279.189	48.837
Other Expenses from Operating Activities	[24]	-51.660	-29.991
PROFIT (LOSS) FROM OPERATING ACTIVITIES		733.047	-212.071
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		733.047	-212.071
Finance costs	[23]	-24.858	-194.207
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		708.189	-406.278
Tax (Expense) Income, Continuing Operations		45.436	26.978
Deferred Tax (Expense) Income	[15]	45.436	26.978
PROFIT (LOSS) FROM CONTINUING OPERATIONS		753.625	-379.300
PROFIT (LOSS)		753.625	-379.300
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		753.625	-379.300
<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		15.915	18.871
Gains (Losses) on Remeasurements of Defined Benefit Plans	[18]	15.915	18.871
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>15.915</b>	<b>18.871</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>769.540</b>	<b>-360.429</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		769.540	-360.429

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>454.747</b>	<b>-2.393.262</b>
Profit (Loss)		753.625	-379.300
Profit (Loss) from Continuing Operations		753.625	-379.300
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-40.068</b>	<b>-7.620</b>
Adjustments for depreciation and amortisation expense	[16,17]	2.156	2.293
Adjustments for provisions		-9.427	4.845
Adjustments for (Reversal of) Provisions Related with Employee Benefits	[18]	-43.753	4.845
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions		34.326	0
Adjustments for Interest (Income) Expenses		12.639	12.220
Adjustments for Interest Income	[9]	12.639	-17.768
Adjustments for interest expense	[9]	0	29.988
Adjustments for Tax (Income) Expenses	[15]	-45.436	-26.978
<b>Changes in Working Capital</b>		<b>-258.810</b>	<b>-2.006.342</b>
Decrease (Increase) in Financial Investments	[6]	-521.593	0
Adjustments for decrease (increase) in trade accounts receivable	[9]		-3.145.014
Decrease (Increase) in Trade Accounts Receivables from Related Parties			-3.145.014
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-15.193	142.311
Decrease (Increase) in Other Related Party Receivables Related with Operations	[10]	-13.946	144.644
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	[10]	-1.247	-2.333
Adjustments for decrease (increase) in inventories	[12]	-1.486.244	-532.816
Decrease (Increase) in Prepaid Expenses	[13]	-1.154.723	1.843.860
Adjustments for increase (decrease) in trade accounts payable		-667.379	-630.378
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	[9]	-667.379	-630.378
Increase (Decrease) in Employee Benefit Liabilities	[11]	-88.673	30.470
Adjustments for increase (decrease) in other operating payables		456.843	13.901
Increase (Decrease) in Other Operating Payables to Related Parties	[10]	457.726	12.158
Increase (Decrease) in Other Operating Payables to Unrelated Parties	[10]	-883	1.743
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	[13]	3.425.100	338.100
Other Adjustments for Other Increase (Decrease) in Working Capital		-206.948	-66.776
Increase (Decrease) in Other Payables Related with Operations	[14]	-206.948	-66.776
<b>Cash Flows from (used in) Operations</b>		<b>454.747</b>	<b>-2.393.262</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>0</b>	<b>-3.964</b>
Purchase of Property, Plant, Equipment and Intangible Assets		0	-3.964
Purchase of property, plant and equipment		0	-3.964
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-522.819</b>	<b>332.971</b>
Proceeds from borrowings		-46.228	47.006
Proceeds from Loans		-46.228	47.006
Repayments of borrowings		-476.591	285.965
Loan Repayments	[7]	-476.591	285.965
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-68.072	-2.064.255
Net increase (decrease) in cash and cash equivalents		-68.072	-2.064.255
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>259.001</b>	<b>2.100.670</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>190.929</b>	<b>36.415</b>



Current Period 01.01.2021 - 31.03.2021												
	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		10.000.000		-15.494			400.244	4.063.439	753.625	15.201.814	15.201.814