

İDEALİST GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents		18.008	36.436
Trade Receivables		750	0
Other Receivables		921.116	45.016
Other Receivables Due From Related Parties	4	913.046	17.916
Other Receivables Due From Unrelated Parties		8.070	27.100
Inventories	8	7.606.930	6.875.000
Prepayments		862.940	737.697
Prepayments to Unrelated Parties		862.940	737.697
Current Tax Assets		44	3.478
Other current assets		508.597	446.076
Other Current Assets Due From Unrelated Parties		508.597	446.076
SUB-TOTAL		9.918.385	8.143.703
Total current assets		9.918.385	8.143.703
NON-CURRENT ASSETS			
Property, plant and equipment		36.167	5.039
Other property, plant and equipment		36.167	5.039
Intangible assets and goodwill		3.533	4.325
Other intangible assets		3.533	4.325
Total non-current assets		39.700	9.364
Total assets		9.958.085	8.153.067
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	1.024.319	0
Trade Payables		267.081	
Trade Payables to Unrelated Parties		267.081	
Employee Benefit Obligations		67.951	16.723
Other Payables		623.621	260.121
Other Payables to Related Parties	4	621.000	258.669
Other Payables to Unrelated Parties		2.621	1.452
SUB-TOTAL		1.982.972	276.844
Total current liabilities		1.982.972	276.844
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	657.410	
Non-current provisions		20.319	17.106
Non-current provisions for employee benefits	10	20.319	17.106
Total non-current liabilities		677.729	17.106
Total liabilities		2.660.701	293.950
EQUITY			
Equity attributable to owners of parent		7.297.384	7.859.117
Issued capital	11	10.000.000	10.000.000
Treasury Shares (-)		0	-110.720
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-10.547	-12.072
Gains (Losses) on Revaluation and Remeasurement		-10.547	-12.072
Other Revaluation Increases (Decreases)		-10.547	-12.072
Prior Years' Profits or Losses		-2.018.091	-1.320.328
Current Period Net Profit Or Loss		-673.978	-697.763
Total equity		7.297.384	7.859.117
Total Liabilities and Equity		9.958.085	8.153.067

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Cost of sales		0	-35.548	0	-35.548
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		0	-35.548	0	-35.548
GROSS PROFIT (LOSS)		0	-35.548	0	-35.548
General Administrative Expenses	12	-597.405	-351.634	-300.659	-90.098
Other Income from Operating Activities		130.054	1.121	129.476	-24
Other Expenses from Operating Activities		-33.548	-148	-16.187	-125.321
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-500.899	-386.209	-187.370	-250.991
Investment Activity Income		1.038	44.616	750	0
Investment Activity Expenses		0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-499.861	-341.593	-186.620	-250.991
Finance income		0	0	0	0
Finance costs		-174.117	-2.541	-174.117	-1.496
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-673.978	-344.134	-360.737	-252.487
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-673.978	-344.134	-360.737	-252.487
PROFIT (LOSS)		-673.978	-344.134	-360.737	-252.487
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-673.978	-344.134	-360.737	-252.487
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		1.525	862	140	-2.929
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.525	862	140	-2.929
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0	0	0	0
Current Period Tax (Expense) Income		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		1.525	862	140	-2.929
TOTAL COMPREHENSIVE INCOME (LOSS)		-672.453	-343.272	-360.597	-255.416
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-672.453	-343.272	-360.597	-255.416

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-1.701.885	-1.096.067
Profit (Loss)		-673.978	-344.134
Profit (Loss) from Continuing Operations		-673.978	-344.134
Adjustments to Reconcile Profit (Loss)		90.262	7.690
Adjustments for depreciation and amortisation expense		4.187	2.469
Adjustments for provisions		4.738	5.221
Adjustments for (Reversal of) Provisions Related with Employee Benefits		4.738	5.221
Adjustments for Interest (Income) Expenses		81.337	
Adjustments for Interest Income		81.337	
Changes in Working Capital		-1.118.169	-759.623
Adjustments for decrease (increase) in trade accounts receivable		-750	0
Decrease (Increase) in Trade Accounts Receivables from Related Parties		-750	0
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-876.100	12.435
Decrease (Increase) in Other Related Party Receivables Related with Operations		-876.100	12.435
Adjustments for decrease (increase) in inventories		-731.930	0
Decrease (Increase) in Prepaid Expenses		-125.243	-740.919
Adjustments for increase (decrease) in trade accounts payable		267.081	-5.092
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties		267.081	-5.092
Increase (Decrease) in Employee Benefit Liabilities		51.228	-4.768
Adjustments for increase (decrease) in other operating payables		363.500	-1.605
Increase (Decrease) in Other Operating Payables to Unrelated Parties		363.500	-1.605
Other Adjustments for Other Increase (Decrease) in Working Capital		-65.955	-19.674
Decrease (Increase) in Other Assets Related with Operations			-16.303
Increase (Decrease) in Other Payables Related with Operations		-65.955	-3.371
Cash Flows from (used in) Operations		-1.701.885	-1.096.067
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-34.523	400.467
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures			-10.000
Purchase of Property, Plant, Equipment and Intangible Assets		-34.523	0
Purchase of property, plant and equipment		-34.523	0
Cash Inflows From Participation (Profit) Shares or Other Financial Instruments			410.467
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.711.112	0
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		110.720	
Cash Inflows from Sale of Acquired Entity's Shares		110.720	
Proceeds from borrowings		1.600.392	
Proceeds from Loans		1.600.392	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-25.296	-695.600
Net increase (decrease) in cash and cash equivalents		-25.296	-695.600
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		36.436	840.350
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		11.140	144.750

		Footnote Reference	Equity												
			Equity attributable to owners of parent [member]								Non-controlling interests [member]				
			Issued Capital	Treasury Shares	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]	Other Reserves Of Other Gains (Losses)	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss					
Previous Period 01.01.2017 – 30.09.2017	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		10.000.000	-110.720		-9.770				-1.010.587	-309.741		8.559.182	8.559.182	
	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									-309.741	309.741				
	Total Comprehensive Income (Loss)					862						-344.134		-343.272	-343.272
	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														
	Equity at end of period			10.000.000	-110.720		-8.908					-1.320.328	-344.134		8.215.910
Current Period 01.01.2018 – 30.09.2018	Statement of changes in equity (abstract)														
	Statement of changes in equity (line items)														
	Equity at beginning of period		10.000.000	-110.720		-12.072				-1.320.328	-697.763		7.859.117	7.859.117	
	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									-697.763	697.763				
	Total Comprehensive Income (Loss)					1.525						-673.978		-672.453	-672.453
	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			110.720							110.720	110.720
	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			-10.547			-2.018.091	-673.978	7.297.384	7.297.384