



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş. Financial Report Consolidated 2022 - 1. 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 31.03.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	14.871.931	56.794.008
Financial Investments	7	57.022.167	0
Trade Receivables	10	14.027.861	8.996.961
Trade Receivables Due From Related Parties	10,37	6.936	5.120
Trade Receivables Due From Unrelated Parties	10	14.020.925	8.991.841
Other Receivables	11	236.548	236.548
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	236.548	236.548
Inventories	13	86.053	153.683
Prepayments	26	5.067.736	346.787
Current Tax Assets	35	0	0
Other current assets	26	1.051.422	951.567
SUB-TOTAL		92.363.718	67.479.554
Total current assets		92.363.718	67.479.554
NON-CURRENT ASSETS			
Financial Investments	7	0	0
Trade Receivables	10	0	0
Investments accounted for using equity method	16	0	0
Investment property	17	940.789.203	940.885.000
Property, plant and equipment	18	1.449.275	1.530.834
Right of Use Assets	18	349.328	400.825
Intangible assets and goodwill		36.077	47.055
Goodwill	19	0	0
Other intangible assets	19	36.077	47.055
Prepayments	26	0	0
Deferred Tax Asset	35	0	0
Total non-current assets		942.623.883	942.863.714
Total assets		1.034.987.601	1.010.343.268
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	132.499.776	92.198.566
Trade Payables	10	7.378.899	3.752.541
Trade Payables to Related Parties	10,37	122.720	251.494
Trade Payables to Unrelated Parties	10	7.256.179	3.501.047
Employee Benefit Obligations	20	371.716	212.806
Other Payables	11	4.996.802	779.458
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	4.996.115	778.771
Deferred Income Other Than Contract Liabilities	26	457.641	407.209
Deferred Income Other Than Contract Liabilities From Related Parties	26	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	26	457.641	407.209
Current tax liabilities, current	35	215.999	25.541
Current provisions	22	1.319.526	1.387.768
Current provisions for employee benefits		0	0
Other current provisions		1.319.526	1.387.768
Other Current Liabilities	26	0	0
SUB-TOTAL		147.240.359	98.763.889
Total current liabilities		147.240.359	98.763.889
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	1.060.859.689	1.001.168.686
Other Payables	11	1.699.166	1.608.526
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.699.166	1.608.526
Deferred Income Other Than Contract Liabilities	26	295.420	323.170
Non-current provisions		938.829	682.046

Non-current provisions for employee benefits	24	938.829	682.046
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	7.063.117	16.270.403
Total non-current liabilities		1.070.856.221	1.020.052.831
Total liabilities		1.218.096.580	1.118.816.720
EQUITY			
Equity attributable to owners of parent	27	-183.107.239	-108.472.190
Issued capital		65.000.000	65.000.000
Inflation Adjustments on Capital		45.301.980	45.301.980
Share Premium (Discount)		104.038	104.038
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-265.347	-128.900
Gains (Losses) on Revaluation and Remeasurement		-265.347	-128.900
Other Gains (Losses)		0	0
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		2.067.777	2.067.777
Prior Years' Profits or Losses		-220.817.085	-39.666.451
Current Period Net Profit Or Loss		-74.498.602	-181.150.634
Non-controlling interests	27	-1.740	-1.262
Total equity		-183.108.979	-108.473.452
Total Liabilities and Equity		1.034.987.601	1.010.343.268

Profit or loss [abstract]

Presentation Currency	TL
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	Footnote Reference	Current Period	Previous Period
		01.01.2022 - 31.03.2022	01.01.2021 - 31.03.2021
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	28	28.594.829	13.178.411
Cost of sales	28	-15.355.298	-7.107.972
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		13.239.531	6.070.439
GROSS PROFIT (LOSS)		13.239.531	6.070.439
General Administrative Expenses	29	-2.120.464	-1.371.043
Marketing Expenses	29	0	0
Other Income from Operating Activities	31	1.353.065	122.572
Other Expenses from Operating Activities	31	-448.261	-667.780
PROFIT (LOSS) FROM OPERATING ACTIVITIES		12.023.871	4.154.188
Investment Activity Income	32	8.975	373
Investment Activity Expenses	32	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		12.032.846	4.154.561
Finance income	33	6.012.838	204.983
Finance costs	33	-101.501.939	-55.281.500
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-83.456.255	-50.921.956
Tax (Expense) Income, Continuing Operations	35	8.957.175	5.343.085
Current Period Tax (Expense) Income		-215.999	0
Deferred Tax (Expense) Income		9.173.174	5.343.085
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-74.499.080	-45.578.871
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0
PROFIT (LOSS)		-74.499.080	-45.578.871
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-478	-275
Owners of Parent		-74.498.602	-45.578.596
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
Sürdürülen Faaliyetlerden Pay Başına Kazanç	36	-0,01146000	-0,00701000
Diluted Earnings Per Share			

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of Other Comprehensive Income			
PROFIT (LOSS)		-74.499.080	-45.578.871
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-170.559	-111.544
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		34.112	22.309
Taxes Relating to Remeasurements of Defined Benefit Plans	24	34.112	22.309
Other Comprehensive Income That Will Be Reclassified to Profit or Loss			
OTHER COMPREHENSIVE INCOME (LOSS)			
TOTAL COMPREHENSIVE INCOME (LOSS)			
Total Comprehensive Income Attributable to			
Non-controlling Interests		-478	-275
Owners of Parent		-74.635.049	-45.667.831

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-74.499.080	-45.578.871
Profit (Loss) from Continuing Operations		-74.499.080	-45.578.871
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,19	166.724	112.104
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.000.809	268.778
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	-1.000.809	269.151
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		0	-373
Adjustments for provisions		95.082	121.877
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	163.324	80.491
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	-118.556	13.187
Adjustments for (Reversal of) Other Provisions	22	50.314	28.199
Adjustments for Interest (Income) Expenses		10.316.017	7.900.672
Adjustments for Interest Income	33	-2.890.397	0
Adjustments for interest expense	33	13.155.084	7.897.768
Unearned Financial Income from Credit Sales	10	51.330	2.904
Adjustments for unrealised foreign exchange losses (gains)	8,33	86.905.590	47.370.143
Adjustments for fair value losses (gains)		0	0
Adjustments for Fair Value Losses (Gains) of Investment Property		0	0
Adjustments for Tax (Income) Expenses	35	-8.957.175	-5.343.085
Adjustments for losses (gains) on disposal of non-current assets	32	-8.975	0
Changes in Working Capital			
Decrease (Increase) in Financial Investments		-57.022.167	0
Adjustments for decrease (increase) in trade accounts receivable		-4.081.421	-767.567
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-1.816	-4.123
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-4.079.605	-763.444
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	0	-13.121
Adjustments for decrease (increase) in inventories	13	67.630	-31.922
Decrease (Increase) in Prepaid Expenses	26	-4.720.949	-2.732.547
Adjustments for increase (decrease) in trade accounts payable		3.626.358	997.040
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	-128.774	-15.750
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	3.755.132	1.012.790
Increase (Decrease) in Employee Benefit Liabilities	20	158.910	85.694
Adjustments for increase (decrease) in other operating payables		4.307.984	895.607
Increase (Decrease) in Other Operating Payables to Related Parties	11-37	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	4.307.984	895.607
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		22.682	-548.418
Other Adjustments for Other Increase (Decrease) in Working Capital		-99.855	9.648
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	24	-77.100	-12.389
Income taxes refund (paid)	35	-25.541	6.321
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-22.690	-37.165

Cash Outflows from Acquisition of Investment Property	17		104.772	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			2.821.936	-3.852.973
Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control			0	0
Proceeds from borrowings			0	0
Repayments of borrowings	8		0	-293.223
Loan Repayments	8		0	-293.223
Cash Outflows from Other Financial Liabilities	8		0	0
Payments of Lease Liabilities	8		-48.888	-50.881
Interest paid	33		-19.573	-3.508.869
Interest Received	33		2.890.397	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			-41.922.077	-1.150.174
Net increase (decrease) in cash and cash equivalents			-41.922.077	-1.150.174
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6		56.794.008	1.863.396
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6		14.871.931	713.222

