



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2022 - 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 30.09.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	26.563.198	56.794.008
Financial Investments	7	62.018.147	0
Trade Receivables	10	21.851.304	8.996.961
Trade Receivables Due From Related Parties	10,37	0	5.120
Trade Receivables Due From Unrelated Parties	10	21.851.304	8.991.841
Other Receivables	11	282.257	236.548
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	282.257	236.548
Inventories	13	281.445	153.683
Prepayments	26	1.610.416	346.787
Current Tax Assets	35	171.733	0
Other current assets	26	929.527	951.567
SUB-TOTAL		113.708.027	67.479.554
Total current assets		113.708.027	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	1.740.520.000	940.885.000
Property, plant and equipment	18	1.325.339	1.530.834
Right of Use Assets	18	257.916	400.825
Intangible assets and goodwill		23.563	47.055
Goodwill	19	0	0
Other intangible assets	19	23.563	47.055
Prepayments	26	0	0
Deferred Tax Asset	35	0	0
Total non-current assets		1.742.126.818	942.863.714
Total assets		1.855.834.845	1.010.343.268
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	76.698.812	92.198.566
Trade Payables	10	10.359.814	3.752.541
Trade Payables to Related Parties	10,37	240.720	251.494
Trade Payables to Unrelated Parties	10	10.119.094	3.501.047
Employee Benefit Obligations	20	612.992	212.806
Other Payables	11	3.998.744	779.458
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	3.998.057	778.771
Deferred Income Other Than Contract Liabilities	26	794.445	407.209
Deferred Income Other Than Contract Liabilities From Related Parties	26	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	26	794.445	407.209
Current tax liabilities, current	35	0	25.541
Current provisions	22	1.809.934	1.387.768
Current provisions for employee benefits		0	0
Other current provisions		1.809.934	1.387.768
Other Current Liabilities	26	0	0
SUB-TOTAL		94.274.741	98.763.889
Total current liabilities		94.274.741	98.763.889
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	1.304.675.127	1.001.168.686
Other Payables	11	1.547.707	1.608.526
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.547.707	1.608.526
Deferred Income Other Than Contract Liabilities	26	239.922	323.170
Non-current provisions		1.454.054	682.046

Non-current provisions for employee benefits	24	1,454.054	682.046
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	151.707.898	16.270.403
Total non-current liabilities		1.459.624.708	1.020.052.831
Total liabilities		1.553.899.449	1.118.816.720
EQUITY			
Equity attributable to owners of parent	27	301.935.396	-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		-481.910	-128.900
Gains (Losses) on Revaluation and Remeasurement		-481.910	-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		-220.818.947	-39.666.451
Current Period Net Profit Or Loss		410.762.458	-181.150.634
Non-controlling interests	27	0	-1.262
Total equity		301.935.396	-108.473.452
Total Liabilities and Equity		1.855.834.845	1.010.343.268

Profit or loss [abstract]

Presentation Currency	TL
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	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021	Current Period 3 Months 01.07.2022 - 30.09.2022	Previous Period 3 Months 01.07.2021 - 30.09.2021
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	116.024.376	47.756.470	50.223.486	21.406.786
Cost of sales	28	-60.909.356	-25.024.354	-27.578.608	-10.601.131
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		55.115.020	22.732.116	22.644.878	10.805.655
GROSS PROFIT (LOSS)		55.115.020	22.732.116	22.644.878	10.805.655
General Administrative Expenses	29	-6.545.471	-5.067.603	-2.230.087	-2.085.170
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	801.613.755	924.012	800.052.552	777.224
Other Expenses from Operating Activities	31	-1.334.869	-2.783.404	-551.267	5.685.049
PROFIT (LOSS) FROM OPERATING ACTIVITIES		848.848.435	15.805.121	819.916.076	15.182.758
Investment Activity Income	32	11.626.965	618	4.999.267	0
Investment Activity Expenses	32	-1.891.834	-6.749.522	-1.891.834	-6.749.522
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		858.583.566	9.056.217	823.023.509	8.433.236
Finance income	33	3.128.808	1.631.410	22.412	1.400.184
Finance costs	33	-315.327.436	-110.896.796	-53.538.698	-6.574.482
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		546.384.938	-100.209.169	769.507.223	3.258.938
Tax (Expense) Income, Continuing Operations	35	-135.622.480	20.177.117	-159.909.739	8.267.690
Current Period Tax (Expense) Income		-96.733	0	196.477	0
Deferred Tax (Expense) Income		-135.525.747	20.177.117	-160.106.216	8.267.690
PROFIT (LOSS) FROM CONTINUING OPERATIONS		410.762.458	-80.032.052	609.597.484	11.526.628
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		410.762.458	-80.032.052	609.597.484	11.526.628
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	-509	0	10
Owners of Parent		410.762.458	-80.031.543	609.597.484	11.526.618
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>	36	0,06319000	-0,01231000	0,09378000	0,00177000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021	Current Period 3 Months 01.07.2022 - 30.09.2022	Previous Period 3 Months 01.07.2021 - 30.09.2021
Statement of Other Comprehensive Income					
PROFIT (LOSS)		410.762.458	-80.032.052	609.597.484	11.526.628
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-441.262	20.750	-191.318	84.212
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		88.252	-4.150	38.263	-16.842
Taxes Relating to Remeasurements of Defined Benefit Plans	24	88.252	-4.150	38.263	-16.842
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-353.010	16.600	-153.055	67.370
TOTAL COMPREHENSIVE INCOME (LOSS)		410.409.448	-80.015.452	609.444.429	11.593.998
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	-509	0	10
Owners of Parent		410.409.448	-80.014.943	609.444.429	11.593.988

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		410.762.458	-80.032.052
Profit (Loss) from Continuing Operations		410.762.458	-80.032.052
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,19	458.182	342.808
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.477.110	-692.940
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	-1.477.110	-692.322
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		0	-618
Adjustments for provisions		830.012	549.670
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	407.846	403.606
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	234.641	38.692
Adjustments for (Reversal of) Other Provisions	22	187.525	107.372
Adjustments for Interest (Income) Expenses		98.236.045	25.052.505
Adjustments for Interest Income	33	0	-229.150
Adjustments for interest expense	33	98.231.833	25.285.377
Unearned Financial Income from Credit Sales	10	4.212	-3.722
Adjustments for unrealised foreign exchange losses (gains)	8,33	202.488.118	85.425.361
Adjustments for fair value losses (gains)		-811.348.787	0
Adjustments for Fair Value Losses (Gains) of Investment Property	31	-799.730.797	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	32	-11.617.990	0
Adjustments for Tax (Income) Expenses	35	135.622.480	-20.177.117
Adjustments for losses (gains) on disposal of non-current assets	32	-8.975	6.749.522
Changes in Working Capital			
Decrease (Increase) in Financial Investments		-50.400.157	0
Adjustments for decrease (increase) in trade accounts receivable		-11.381.445	67.152
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	5.120	1.819
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-11.386.565	65.333
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-45.709	-27.505
Adjustments for decrease (increase) in inventories	13	-127.762	-59.679
Decrease (Increase) in Prepaid Expenses	26	-1.263.629	-898.427
Adjustments for increase (decrease) in trade accounts payable		6.607.273	472.158
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	-10.774	-133.750
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	6.618.047	605.908
Increase (Decrease) in Employee Benefit Liabilities	20	400.186	33.808
Adjustments for increase (decrease) in other operating payables		3.158.467	-138.739
Increase (Decrease) in Other Operating Payables to Related Parties	11,37	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	3.158.467	-138.739
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		303.988	-524.028
Other Adjustments for Other Increase (Decrease) in Working Capital		22.040	27.844
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	24	-77.100	-698.655
Income taxes refund (paid)	35	-294.007	-5.233
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Outflows from Purchase of Additional Shares of Subsidiaries		-600	0

Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-86.286	-482.200
Cash Inflows from Sale of Investment Property	17	104.772	59.469.720
Cash Outflows from Acquisition of Investment Property	17	0	-10.704.424
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-12.713.264	-26.153.826
Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control		0	0
Proceeds from borrowings		1.319.221.961	0
Repayments of borrowings		-1.306.963.100	-912.033
Loan Repayments	8	-1.306.963.100	-912.033
Cash Outflows from Other Financial Liabilities	8	0	0
Payments of Lease Liabilities	8	-135.148	-162.602
Interest paid	33	-24.836.977	-25.308.341
Interest Received	33	0	229.150
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-30.230.810	37.595.723
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-30.230.810	37.595.723
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	26.563.198	39.459.119

