



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş. Financial Report Consolidated 2025 - 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 31.03.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	99.256.784	42.264.488
Financial Investments	7	20.178.874	41.401.476
Trade Receivables	10	73.823.140	67.810.676
Trade Receivables Due From Related Parties	10,37	0	0
Trade Receivables Due From Unrelated Parties	10	73.823.140	67.810.676
Other Receivables	11	402.332	488.711
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	402.332	488.711
Inventories	13	674.175	609.849
Prepayments	27	26.191.297	9.528.790
Current Tax Assets	36	592.599	286.719
Other current assets	27	1.217.031	2.502.133
SUB-TOTAL		222.336.232	164.892.842
Total current assets		222.336.232	164.892.842
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	5.887.292.954	5.880.022.619
Property, plant and equipment	18	23.922.603	26.068.615
Right of Use Assets	19	476.378	544.432
Intangible assets and goodwill		26.634	35.357
Goodwill	19	0	0
Other intangible assets	20	26.634	35.357
Prepayments	27	61.892.334	56.157.646
Deferred Tax Asset	36	586.076.287	719.791.711
Total non-current assets		6.559.687.190	6.682.620.380
Total assets		6.782.023.422	6.847.513.222
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	239.440.508	374.928.988
Other Financial Liabilities		0	0
Trade Payables	10	21.040.186	15.132.964
Trade Payables to Related Parties	10,37	0	0
Trade Payables to Unrelated Parties	10	21.040.186	15.132.964
Employee Benefit Obligations	21	2.428.983	831.164
Other Payables	11	19.154.320	8.493.379
Other Payables to Related Parties	11,37	687	757
Other Payables to Unrelated Parties	11	19.153.633	8.492.622
Deferred Income Other Than Contract Liabilities	27	8.000.625	12.462.937
Deferred Income Other Than Contract Liabilities From Related Parties	27	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	27	8.000.625	12.462.937
Current tax liabilities, current	35	0	0
Current provisions	23	3.187.607	3.438.726
Current provisions for employee benefits		0	0
Other current provisions		3.187.607	3.438.726
Other Current Liabilities	26	0	0
SUB-TOTAL		293.252.229	415.288.158
Total current liabilities		293.252.229	415.288.158
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	1.127.666.197	1.210.998.759
Other Payables	11	2.638.904	3.443.820
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	2.638.904	3.443.820
Deferred Income Other Than Contract Liabilities	27	250.283	401.114

Non-current provisions		7.372.725	7.504.496
Non-current provisions for employee benefits	25	7.372.725	7.504.496
Other non-current provisions		0	0
Deferred Tax Liabilities	36	1.359.180	28.034.660
Total non-current liabilities		1.139.287.289	1.250.382.849
Total liabilities		1.432.539.518	1.665.671.007
EQUITY			
Equity attributable to owners of parent	28	5.349.483.904	5.181.842.215
Issued capital		65.000.000	65.000.000
Inflation Adjustments on Capital		2.309.078.555	2.309.078.555
Share Premium (Discount)		3.215.492	3.215.492
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-3.144.452	-3.836.925
Gains (Losses) on Revaluation and Remeasurement		-3.144.452	-3.836.925
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		147.112.343	147.112.343
Prior Years' Profits or Losses		2.661.272.750	1.631.479.244
Current Period Net Profit Or Loss		166.949.216	1.029.793.506
Non-controlling interests	28	0	0
Total equity		5.349.483.904	5.181.842.215
Total Liabilities and Equity		6.782.023.422	6.847.513.222

Profit or loss [abstract]

Presentation Currency	TL
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	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	29	163.445.231	144.042.221
Cost of sales	29	-72.907.951	-69.999.921
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		90.537.280	74.042.300
GROSS PROFIT (LOSS)		90.537.280	74.042.300
General Administrative Expenses	30	-11.153.800	-9.746.436
Marketing Expenses	29	0	0
Other Income from Operating Activities	32	6.050.038	2.303.604
Other Expenses from Operating Activities	32	-9.679.574	-2.582.410
PROFIT (LOSS) FROM OPERATING ACTIVITIES		75.753.944	64.017.058
Investment Activity Income	33	5.244.323	12.040.266
Investment Activity Expenses	33	-1.387.875	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		79.610.392	76.057.324
Finance income	34	0	0
Finance costs	34	-36.169.777	-38.616.101
Gains (losses) on net monetary position		165.745.831	217.692.802
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		209.186.446	255.134.025
Tax (Expense) Income, Continuing Operations	36	-42.237.230	-13.347.880
Deferred Tax (Expense) Income		-42.237.230	-13.347.880
PROFIT (LOSS) FROM CONTINUING OPERATIONS		166.949.216	241.786.145
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0
PROFIT (LOSS)		166.949.216	241.786.145
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		166.949.216	241.786.145
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	37	0,02568000	0,03720000
Diluted Earnings Per Share			

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of Other Comprehensive Income			
PROFIT (LOSS)		166.949.216	241.786.145
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans	25	923.297	278.164
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-230.824	-69.541
Taxes Relating to Remeasurements of Defined Benefit Plans	25	-230.824	-69.541
Other Comprehensive Income That Will Be Reclassified to Profit or Loss			
OTHER COMPREHENSIVE INCOME (LOSS)			
		692.473	208.623
TOTAL COMPREHENSIVE INCOME (LOSS)		167.641.689	241.994.768
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		167.641.689	241.994.768

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		166.949.216	241.786.145
Profit (Loss) from Continuing Operations		166.949.216	241.786.145
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,20	2.430.883	2.349.472
Adjustments for Impairment Loss (Reversal of Impairment Loss)		3.912.955	-407.678
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	3.912.955	-407.678
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		0	0
Adjustments for provisions		631.064	1.209.659
Adjustments for (Reversal of) Provisions Related with Employee Benefits	25	563.565	687.538
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	23	-102.791	331.118
Adjustments for (Reversal of) Other Provisions	23	170.290	191.003
Adjustments for Interest (Income) Expenses		32.596.721	28.276.582
Adjustments for Interest Income	34	-2.710.999	-10.317.785
Adjustments for interest expense	34	36.149.399	38.591.640
Deferred Financial Expense from Credit Purchases	11	-841.679	0
Unearned Financial Income from Credit Sales	11	0	2.727
Adjustments for unrealised foreign exchange losses (gains)	8,33	0	0
Adjustments for fair value losses (gains)		-554.622.278	-1.722.481
Adjustments for Fair Value Losses (Gains) of Investment Property	32	-552.088.954	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	33	-2.533.324	-1.722.481
Adjustments for Tax (Income) Expenses	36	42.612.146	13.417.422
Adjustments for losses (gains) on disposal of non-current assets	32	0	0
Adjustments Related to Gain and Losses on Net Monetary Position		390.537.524	-219.220.249
Other adjustments to reconcile profit (loss)		0	0
Changes in Working Capital			
Decrease (Increase) in Financial Investments		19.919.836	71.354.068
Adjustments for decrease (increase) in trade accounts receivable		-15.366.797	-13.263.639
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	0	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-15.366.797	-13.263.639
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	41.097	-94.054
Adjustments for decrease (increase) in inventories	13	-120.832	198.866
Decrease (Increase) in Prepaid Expenses	27	-28.483.430	-19.599.307
Adjustments for increase (decrease) in trade accounts payable		7.309.379	226.908
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	0	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	7.309.379	226.908
Increase (Decrease) in Employee Benefit Liabilities	21	1.765.957	353.616
Adjustments for increase (decrease) in other operating payables		10.962.077	13.069.868
Increase (Decrease) in Other Operating Payables to Related Parties	11,37	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	10.962.077	13.069.868
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-3.421.212	-1.786.227
Other Adjustments for Other Increase (Decrease) in Working Capital		1.053.265	2.759.183
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	25	-91.125	0

Income taxes refund (paid)	35	0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-208.097	-5.610.070
Proceeds from sales of property, plant, equipment and intangible assets	18	0	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,20	-208.097	-387.767
Cash Inflows from Sale of Investment Property	17	0	0
Cash Outflows from Acquisition of Investment Property		0	-5.222.303
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-17.500.000	3.090.872
Proceeds from borrowings		0	31.462.192
Repayments of borrowings		-17.500.000	0
Loan Repayments	8	-17.500.000	0
Cash Outflows from Other Financial Liabilities		0	0
Payments of Lease Liabilities	8	0	-97.465
Interest paid	33	0	-28.273.855
Interest Received	33	0	0
INFLATION EFFECT		-3.916.053	-10.180.621
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		56.992.296	106.208.335
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		56.992.296	106.208.335
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	42.264.488	77.764.770
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	99.256.784	183.973.105

