



## KAMUYU AYDINLATMA PLATFORMU

# EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş. Financial Report Consolidated 2025 - 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 30.09.2025	Previous Period 31.12.2024
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	123.033.810	48.100.284
Financial Investments	7	25.157.751	47.118.109
Trade Receivables	10	65.323.423	77.173.839
Trade Receivables Due From Related Parties	10	0	0
Trade Receivables Due From Unrelated Parties	10	65.323.423	77.173.839
Other Receivables	11	1.076.299	556.191
Other Receivables Due From Related Parties	11	0	0
Other Receivables Due From Unrelated Parties	11	1.076.299	556.191
Inventories	13	337.188	694.056
Prepayments	27	24.114.325	10.844.507
Current Tax Assets	36	0	326.309
Other current assets	27	1.253.382	2.847.623
<b>SUB-TOTAL</b>		<b>240.296.178</b>	<b>187.660.918</b>
<b>Total current assets</b>		<b>240.296.178</b>	<b>187.660.918</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	7	0	0
Trade Receivables	10	0	0
Investments accounted for using equity method	16	0	0
Investment property	17	6.693.175.379	6.691.924.387
Property, plant and equipment	18	24.329.780	29.668.118
Right of Use Assets	19	542.154	619.606
Intangible assets and goodwill		10.123	40.239
Goodwill	20	0	0
Other intangible assets	20	10.123	40.239
Prepayments	27	50.984.273	63.911.781
Deferred Tax Asset	36	715.662.525	819.179.112
<b>Total non-current assets</b>		<b>7.484.704.234</b>	<b>7.605.343.243</b>
<b>Total assets</b>		<b>7.725.000.412</b>	<b>7.793.004.161</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	242.810.499	426.698.433
Other Financial Liabilities		0	0
Trade Payables	10	10.180.839	17.222.494
Trade Payables to Related Parties	10	0	0
Trade Payables to Unrelated Parties	10	10.180.839	17.222.494
Employee Benefit Obligations	21	1.697.821	945.930
Other Payables	11	19.117.773	9.666.127
Other Payables to Related Parties	11	0	862
Other Payables to Unrelated Parties	11	19.117.773	9.665.265
Deferred Income Other Than Contract Liabilities	27	1.993.001	14.183.796
Deferred Income Other Than Contract Liabilities From Related Parties	27	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	27	1.993.001	14.183.796
Current tax liabilities, current	35	0	0
Current provisions	23	3.672.374	3.913.539
Current provisions for employee benefits		0	0
Other current provisions	23	3.672.374	3.913.539
Other Current Liabilities	26	0	0
<b>SUB-TOTAL</b>		<b>279.472.307</b>	<b>472.630.319</b>
<b>Total current liabilities</b>		<b>279.472.307</b>	<b>472.630.319</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	8	1.060.776.954	1.378.211.047
Other Payables	11	2.643.704	3.919.336
Other Payables to Related Parties	11	0	0
Other Payables to Unrelated parties	11	2.643.704	3.919.336
Deferred Income Other Than Contract Liabilities	27	171.172	456.498

Non-current provisions	25	8.590.777	8.540.701
Non-current provisions for employee benefits	25	8.590.777	8.540.701
Other non-current provisions		0	0
Deferred Tax Liabilities	36	27.170.011	31.905.630
<b>Total non-current liabilities</b>		<b>1.099.352.618</b>	<b>1.423.033.212</b>
<b>Total liabilities</b>		<b>1.378.824.925</b>	<b>1.895.663.531</b>
<b>EQUITY</b>			
Equity attributable to owners of parent	28	6.346.175.487	5.897.340.630
Issued capital		65.000.000	65.000.000
Inflation Adjustments on Capital		2.636.886.580	2.636.886.580
Share Premium (Discount)		3.659.480	3.659.480
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-3.556.906	-4.366.720
Gains (Losses) on Revaluation and Remeasurement		-3.556.906	-4.366.720
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		183.217.955	167.425.320
Prior Years' Profits or Losses		3.012.943.335	1.856.750.635
Current Period Net Profit Or Loss		448.025.043	1.171.985.335
Non-controlling interests	28	0	0
<b>Total equity</b>		<b>6.346.175.487</b>	<b>5.897.340.630</b>
<b>Total Liabilities and Equity</b>		<b>7.725.000.412</b>	<b>7.793.004.161</b>

## Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period	Previous Period	Current Period 3	Previous Period
		01.01.2025 - 30.09.2025	01.01.2024 - 30.09.2024	Months 01.07.2025 - 30.09.2025	3 Months 01.07.2024 - 30.09.2024
<b>Profit or loss [abstract]</b>					
<b>PROFIT (LOSS)</b>					
Revenue	29	546.738.935	531.233.518	183.620.795	264.527.341
Cost of sales	29	-245.518.078	-241.503.316	-82.636.821	-125.275.149
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		301.220.857	289.730.202	100.983.974	139.252.192
GROSS PROFIT (LOSS)		301.220.857	289.730.202	100.983.974	139.252.192
General Administrative Expenses	30	-43.149.553	-38.209.711	-15.576.063	-20.986.575
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	32	14.237.338	3.303.451	4.631.088	1.279.243
Other Expenses from Operating Activities	32	-13.450.448	-3.642.337	-1.517.306	-1.355.929
PROFIT (LOSS) FROM OPERATING ACTIVITIES		258.858.194	251.181.605	88.521.693	118.188.931
Investment Activity Income	33	18.695.937	24.426.802	5.387.826	11.244.301
Investment Activity Expenses	33	-1.603.794	0	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		275.950.337	275.608.407	93.909.519	129.433.232
Finance income	34	9.634.316	0	9.634.316	0
Finance costs	34	-103.631.347	-158.703.493	-24.113.400	-79.311.894
Gains (losses) on net monetary position		205.266.087	486.978.458	-3.519.193	209.360.904
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		387.219.393	603.883.372	75.911.242	259.482.242
Tax (Expense) Income, Continuing Operations	36	60.805.650	-61.003.981	-117.157.584	-20.464.826
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		60.805.650	-61.003.981	-117.157.584	-20.464.826
PROFIT (LOSS) FROM CONTINUING OPERATIONS		448.025.043	542.879.391	-41.246.342	239.017.416
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		448.025.043	542.879.391	-41.246.342	239.017.416
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		448.025.043	542.879.391	-41.246.342	239.017.416
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>	37	0,06893000	0,08352000	-0,00635000	0,03677000
<b>Diluted Earnings Per Share</b>					

## Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
<b>Statement of Other Comprehensive Income</b>					
PROFIT (LOSS)		448.025.043	542.879.391	-41.246.342	239.017.416
<b>OTHER COMPREHENSIVE INCOME</b>					
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>809.814</b>	<b>258.480</b>	<b>507.791</b>	<b>40.894</b>
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.079.753	344.642	677.054	54.527
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-269.939	-86.162	-169.263	-13.633
Taxes Relating to Remeasurements of Defined Benefit Plans		-269.939	-86.162	-169.263	-13.633
<b>Other Comprehensive Income That Will Be Reclassified to Profit or Loss</b>		<b>0</b>	<b>0</b>		
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>809.814</b>	<b>258.480</b>	<b>507.791</b>	<b>40.894</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>448.834.857</b>	<b>543.137.871</b>	<b>-40.738.551</b>	<b>239.058.310</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		448.834.857	543.137.871	-40.738.551	239.058.310

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		448.025.043	542.879.390
Profit (Loss) from Continuing Operations		448.025.043	542.879.390
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-266.069.116</b>	<b>-323.181.175</b>
Adjustments for depreciation and amortisation expense	18,20	7.095.265	7.138.057
Adjustments for Impairment Loss (Reversal of Impairment Loss)		4.961.718	-433.411
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	4.961.718	-433.411
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		0	0
Adjustments for provisions		2.333.883	2.746.672
Adjustments for (Reversal of) Provisions Related with Employee Benefits		1.781.617	2.176.271
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	23	-102.791	386.299
Adjustments for (Reversal of) Other Provisions	23	655.057	184.102
Adjustments for Interest (Income) Expenses		90.490.018	138.079.214
Adjustments for Interest Income	34	-11.953.842	-20.416.048
Adjustments for interest expense	34	103.599.283	158.620.624
Deferred Financial Expense from Credit Purchases	11	-1.155.423	-125.362
Unearned Financial Income from Credit Sales	11	0	0
Adjustments for unrealised foreign exchange losses (gains)		0	0
Adjustments for fair value losses (gains)		-1.365.549.024	-4.010.754
Adjustments for Fair Value Losses (Gains) of Investment Property	32	-1.357.971.379	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	33	-7.577.645	-4.010.754
Adjustments for Tax (Income) Expenses	36	-60.570.662	60.795.831
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position		1.055.169.686	-527.496.784
Other adjustments to reconcile profit (loss)		0	0
<b>Changes in Working Capital</b>		<b>-3.698.246</b>	<b>-26.373.184</b>
Decrease (Increase) in Financial Investments		19.985.280	64.999.577
Adjustments for decrease (increase) in trade accounts receivable		9.044.104	-52.563.057
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10	0	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	9.044.104	-52.563.057
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-632.870	-413.695
Adjustments for decrease (increase) in inventories	13	216.155	-17.443
Decrease (Increase) in Prepaid Expenses	27	-15.498.396	-64.055.388
Adjustments for increase (decrease) in trade accounts payable		-3.549.968	-2.889.457
Increase (Decrease) in Trade Accounts Payables to Related Parties	10	0	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	-3.549.968	-2.889.457
Increase (Decrease) in Employee Benefit Liabilities	21	943.669	1.158.556
Adjustments for increase (decrease) in other operating payables		10.931.017	13.994.486
Increase (Decrease) in Other Operating Payables to Related Parties	11	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	10.931.017	13.994.486
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-9.507.948	10.887.557
Other Adjustments for Other Increase (Decrease) in Working Capital		-15.629.289	2.525.680
<b>Cash Flows from (used in) Operations</b>		<b>178.257.681</b>	<b>193.325.031</b>
Payments Related with Provisions for Employee Benefits	25	0	0

Income taxes refund (paid)		0	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-1.649.365</b>	<b>-759.704</b>
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,20	-1.649.365	-759.704
Cash Inflows from Sale of Investment Property		0	0
Cash Outflows from Acquisition of Investment Property		0	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-91.922.941</b>	<b>-157.521.942</b>
Proceeds from borrowings		0	-19.121.614
Repayments of borrowings		0	0
Loan Repayments		0	0
Cash Outflows from Other Financial Liabilities		0	0
Payments of Lease Liabilities	8	-277.500	-195.752
Interest paid	33	-91.645.441	-138.204.576
Interest Received	33	0	0
INFLATION EFFECT		-9.751.849	-11.692.856
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		74.933.526	23.350.529
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		74.933.526	23.350.529
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	6	<b>48.100.284</b>	<b>88.502.375</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	6	<b>123.033.810</b>	<b>111.852.904</b>



