



## KAMUYU AYDINLATMA PLATFORMU

# EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş. Financial Report Consolidated 2026 - 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 31.03.2026	Previous Period 31.12.2025
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	161.461.226	108.239.441
Financial Investments	7	30.262.359	30.498.864
Trade Receivables	10	74.372.149	66.804.847
Trade Receivables Due From Related Parties	10	1.738.769	1.188.968
Trade Receivables Due From Unrelated Parties	10	72.633.380	65.615.879
Other Receivables	11	1.922.821	362.084
Other Receivables Due From Related Parties	11	0	0
Other Receivables Due From Unrelated Parties	11	1.922.821	362.084
Inventories	13	609.397	371.049
Prepayments	27	49.826.307	17.302.963
Current Tax Assets	36	337.590	1.478.993
Other current assets	27	2.130.812	1.707.246
<b>SUB-TOTAL</b>		<b>320.922.661</b>	<b>226.765.487</b>
<b>Total current assets</b>		<b>320.922.661</b>	<b>226.765.487</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	8.092.035.031	8.067.317.236
Property, plant and equipment	18	26.031.054	27.406.326
Right of Use Assets	19	779.696	687.648
Intangible assets and goodwill		38.228	44.867
Goodwill	20	0	0
Other intangible assets	20	38.228	44.867
Prepayments	27	73.624.540	83.230.805
Deferred Tax Asset	36	462.789.289	518.395.445
<b>Total non-current assets</b>		<b>8.655.297.838</b>	<b>8.697.082.327</b>
<b>Total assets</b>		<b>8.976.220.499</b>	<b>8.923.847.814</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	257.152.960	282.970.523
Other Financial Liabilities		0	0
Trade Payables	10	27.779.255	6.654.912
Trade Payables to Related Parties	10	154.500	0
Trade Payables to Unrelated Parties	10	27.624.755	6.654.912
Employee Benefit Obligations	21	904.836	2.428.368
Other Payables	11	39.018.840	10.623.240
Other Payables to Related Parties	11	687	0
Other Payables to Unrelated Parties	11	39.018.153	10.623.240
Deferred Income Other Than Contract Liabilities	27	5.380.388	9.143.719
Deferred Income Other Than Contract Liabilities From Related Parties	27	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	27	5.380.388	9.143.719
Current tax liabilities, current	35	0	0
Current provisions	23	3.947.117	4.094.221
Current provisions for employee benefits		0	0
Other current provisions	23	3.947.117	4.094.221
Other Current Liabilities	26	0	0
<b>SUB-TOTAL</b>		<b>334.183.396</b>	<b>315.914.983</b>
<b>Total current liabilities</b>		<b>334.183.396</b>	<b>315.914.983</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	8	997.195.979	1.061.250.676
Other Payables	11	2.304.126	2.522.972
Other Payables to Related Parties	11	0	0
Other Payables to Unrelated parties	11	2.304.126	2.522.972
Deferred Income Other Than Contract Liabilities	27	171.170	188.361

Non-current provisions	25	7.120.425	6.934.612
Non-current provisions for employee benefits	25	7.120.425	6.934.612
Other non-current provisions		0	0
Deferred Tax Liabilities	36	31.643.390	34.112.076
<b>Total non-current liabilities</b>		<b>1.038.435.090</b>	<b>1.105.008.697</b>
<b>Total liabilities</b>		<b>1.372.618.486</b>	<b>1.420.923.680</b>
<b>EQUITY</b>			
Equity attributable to owners of parent	28	7.603.602.013	7.502.924.134
Issued capital		65.000.000	65.000.000
Inflation Adjustments on Capital		3.037.697.982	3.037.697.982
Share Premium (Discount)		4.202.347	4.202.347
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-2.348.856	-2.785.681
Gains (Losses) on Revaluation and Remeasurement		-2.348.856	-2.785.681
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		192.262.032	192.262.032
Prior Years' Profits or Losses		4.206.547.454	3.478.033.850
Current Period Net Profit Or Loss		100.241.054	728.513.604
Non-controlling interests	28	0	0
<b>Total equity</b>		<b>7.603.602.013</b>	<b>7.502.924.134</b>
<b>Total Liabilities and Equity</b>		<b>8.976.220.499</b>	<b>8.923.847.814</b>

## Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
<b>Profit or loss [abstract]</b>			
<b>PROFIT (LOSS)</b>			
Revenue	29	213.637.670	213.897.299
Cost of sales	29	-103.388.950	-95.413.086
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>110.248.720</b>	<b>118.484.213</b>
<b>GROSS PROFIT (LOSS)</b>		<b>110.248.720</b>	<b>118.484.213</b>
General Administrative Expenses	30	-17.063.288	-14.596.743
Marketing Expenses	29	0	0
Other Income from Operating Activities	32	13.236.612	7.917.557
Other Expenses from Operating Activities	32	-8.860.976	-12.667.453
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>97.561.068</b>	<b>99.137.574</b>
Investment Activity Income	33	1.973.034	6.863.134
Investment Activity Expenses	33	0	-1.816.284
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>99.534.102</b>	<b>104.184.424</b>
Finance income	34	811.255	0
Finance costs	34	-26.413.666	-47.334.615
Gains (losses) on net monetary position	41	35.191.351	216.908.046
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>109.123.042</b>	<b>273.757.855</b>
Tax (Expense) Income, Continuing Operations	36	-8.881.988	-55.274.965
Current Period Tax (Expense) Income		0	0
Deferred Tax (Expense) Income		-8.881.988	-55.274.965
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>100.241.054</b>	<b>218.482.890</b>
<b>PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS</b>		<b>0</b>	<b>0</b>
<b>PROFIT (LOSS)</b>		<b>100.241.054</b>	<b>218.482.890</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		100.241.054	218.482.890
<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	0,01542000	0,03361000
<b>Diluted Earnings Per Share</b>			

## Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
<b>Statement of Other Comprehensive Income</b>			
PROFIT (LOSS)		100.241.054	218.482.890
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>436.825</b>	<b>906.225</b>
Gains (Losses) on Remeasurements of Defined Benefit Plans		582.433	1.208.299
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-145.608	-302.074
Taxes Relating to Remeasurements of Defined Benefit Plans		-145.608	-302.074
<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>436.825</b>	<b>906.225</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>100.677.879</b>	<b>219.389.115</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		100.677.879	219.389.115

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		100.241.054	218.482.890
Profit (Loss) from Continuing Operations		100.241.054	218.482.890
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	18,20	2.546.153	3.181.245
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-4.503.004	5.120.801
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	-4.503.004	5.120.801
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		0	0
Adjustments for provisions		1.045.175	825.861
Adjustments for (Reversal of) Provisions Related with Employee Benefits		818.650	737.526
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	23	0	-134.520
Adjustments for (Reversal of) Other Provisions	23	226.525	222.855
Adjustments for Interest (Income) Expenses		23.775.080	42.658.636
Adjustments for Interest Income	34	-2.415.728	-3.547.827
Adjustments for interest expense	34	26.405.777	47.307.950
Deferred Financial Expense from Credit Purchases	11	-214.969	-1.101.487
Unearned Financial Income from Credit Sales	11	0	0
Adjustments for unrealised foreign exchange losses ( gains)		0	0
Adjustments for fair value losses (gains)		-760.923.031	-725.822.386
Adjustments for Fair Value Losses (Gains) of Investment Property	32	-760.923.031	-722.507.079
Adjustments for Fair Value Losses (Gains) of Financial Assets	33	0	-3.315.307
Adjustments for Tax (Income) Expenses	36	8.881.988	55.765.610
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position		691.408.554	511.088.157
Other adjustments to reconcile profit (loss)		0	0
<b>Changes in Working Capital</b>			
Decrease (Increase) in Financial Investments		-2.546.753	26.068.666
Adjustments for decrease (increase) in trade accounts receivable		-8.945.789	-20.110.201
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10	-658.303	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-8.287.486	-20.110.201
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-1.593.780	53.783
Adjustments for decrease (increase) in inventories	13	-272.209	-158.130
Decrease (Increase) in Prepaid Expenses	27	-32.091.565	-37.275.659
Adjustments for increase (decrease) in trade accounts payable		21.731.655	9.565.629
Increase (Decrease) in Trade Accounts Payables to Related Parties	10	154.500	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	21.577.155	9.565.629
Increase (Decrease) in Employee Benefit Liabilities	21	-963.498	2.311.070
Adjustments for increase (decrease) in other operating payables		29.375.763	14.345.837
Increase (Decrease) in Other Operating Payables to Related Parties	11	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	29.375.763	14.345.837
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-2.928.898	-4.477.267
Other Adjustments for Other Increase (Decrease) in Working Capital		427.074	1.378.383
<b>Cash Flows from (used in) Operations</b>			
Payments Related with Provisions for Employee Benefits	25	-338.427	-119.253

Income taxes refund (paid)		0	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-1.079.807</b>	<b>-272.332</b>
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,20	-1.079.807	-272.332
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>-146.262</b>	<b>-22.901.880</b>
Proceeds from borrowings		0	0
Repayments of borrowings		0	-22.901.880
Loan Repayments		0	-22.901.880
Cash Outflows from Other Financial Liabilities		0	0
Payments of Lease Liabilities	8	-146.262	0
Interest paid	33	0	0
Interest Received	33	0	0
INFLATION EFFECT		-9.877.688	-5.124.853
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		53.221.785	74.584.607
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		53.221.785	74.584.607
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	6	<b>108.239.441</b>	<b>55.310.637</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	6	<b>161.461.226</b>	<b>129.895.244</b>



