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KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2026 - 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 30.09.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	174.754.019	122.280.380
Financial Investments	7	36.666.052	34.455.210
Trade Receivables	10	76.658.909	75.470.845
Trade Receivables Due From Related Parties	10	1.236.069	1.343.203
Trade Receivables Due From Unrelated Parties	10	75.422.840	74.127.642
Other Receivables	11	1.635.302	409.054
Other Receivables Due From Related Parties	11	0	0
Other Receivables Due From Unrelated Parties	11	1.635.302	409.054
Inventories	13	843.451	419.182
Prepayments	27	30.035.553	19.547.521
Current Tax Assets	36	0	1.670.849
Other current assets	27	2.334.911	1.928.712
SUB-TOTAL		**322.928.197**	**256.181.753**
Total current assets		**322.928.197**	**256.181.753**
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	9.118.957.621	9.113.818.505
Property, plant and equipment	18	31.313.061	30.961.506
Right of Use Assets	19	664.240	776.850
Intangible assets and goodwill	20	27.958	50.686
Goodwill	20	0	0
Other intangible assets	20	27.958	50.686
Prepayments	27	83.167.026	94.027.597
Deferred Tax Asset	36	430.098.392	585.642.273
Total non-current assets		**9.664.228.298**	**9.825.277.417**
Total assets		**9.987.156.495**	**10.081.459.170**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	266.947.453	319.677.770
Other Financial Liabilities		0	0
Trade Payables	10	19.126.232	7.518.195
Trade Payables to Related Parties	10	0	0
Trade Payables to Unrelated Parties	10	19.126.232	7.518.195
Employee Benefit Obligations	21	1.475.330	2.743.379
Other Payables	11	27.242.042	12.001.299
Other Payables to Related Parties	11	688	0
Other Payables to Unrelated Parties	11	27.241.354	12.001.299
Deferred Income Other Than Contract Liabilities	27	2.669.758	10.329.852
Deferred Income Other Than Contract Liabilities From Related Parties	27	0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	27	2.669.758	10.329.852
Current tax liabilities, current	35	0	0
Current provisions	23	4.591.691	4.625.329
Current provisions for employee benefits		0	0
Other current provisions	23	4.591.691	4.625.329
Other Current Liabilities	26	0	0
SUB-TOTAL		**322.052.506**	**356.895.824**
Total current liabilities		**322.052.506**	**356.895.824**
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	912.983.808	1.198.917.282
Other Payables	11	2.443.428	2.850.254
Other Payables to Related Parties	11	0	0
Other Payables to Unrelated parties	11	2.443.428	2.850.254
Deferred Income Other Than Contract Liabilities	27	1.253.696	212.792

Non-current provisions	25	6.997.282	7.834.178
Non-current provisions for employee benefits	25	6.997.282	7.834.178
Other non-current provisions		0	0
Deferred Tax Liabilities	36	36.736.620	38.537.132
Total non-current liabilities		**960.414.834**	**1.248.351.638**
Total liabilities		**1.282.467.340**	**1.605.247.462**
EQUITY			
Equity attributable to owners of parent	28	8.704.689.155	8.476.211.708
Issued capital		65.000.000	65.000.000
Inflation Adjustments on Capital		3.440.183.379	3.440.183.379
Share Premium (Discount)		4.747.480	4.747.480
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-1.739.341	-3.147.043
Gains (Losses) on Revaluation and Remeasurement		-1.739.341	-3.147.043
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		218.234.240	217.202.474
Prior Years' Profits or Losses		4.751.193.652	3.929.208.228
Current Period Net Profit Or Loss		227.069.745	823.017.190
Non-controlling interests	28	0	0
Total equity		**8.704.689.155**	**8.476.211.708**
Total Liabilities and Equity		**9.987.156.495**	**10.081.459.170**

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025	Current Period 3 Months 01.07.2026 - 30.09.2026	Previous Period 3 Months 01.07.2025 - 30.09.2025
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	29	681.037.295	709.295.355	214.617.805	238.216.905
Cost of sales	29	-331.355.191	-318.515.513	-108.324.503	-107.207.286
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		349.682.104	390.779.842	106.293.302	131.009.619
GROSS PROFIT (LOSS)		349.682.104	390.779.842	106.293.302	131.009.619
General Administrative Expenses	30	-63.018.177	-55.978.778	-20.833.921	-20.207.289
Marketing Expenses	29	0	0	0	
Other Income from Operating Activities	32	24.776.613	18.470.384	4.232.583	6.008.055
Other Expenses from Operating Activities	32	-11.991.450	-17.449.535	-1.934.062	-1.968.496
PROFIT (LOSS) FROM OPERATING ACTIVITIES		299.449.090	335.821.913	87.757.902	114.841.889
Investment Activity Income	33	6.634.108	24.254.613	1.912.701	6.989.798
Investment Activity Expenses	33	0	-2.080.634	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0		
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		306.083.198	357.995.892	89.670.603	121.831.687
Finance income	34	3.466.173	12.498.791	1.373.883	12.498.791
Finance costs	34	-78.282.736	-134.443.021	-21.388.433	-31.283.231
Gains (losses) on net monetary position		42.266.053	266.295.801	14.869.347	-4.564.383
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		273.532.688	502.347.463	84.525.400	98.482.864
Tax (Expense) Income, Continuing Operations	36	-46.462.943	78.884.386	-16.614.017	-151.989.909
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		-46.462.943	78.884.386	-16.614.017	-151.989.909
PROFIT (LOSS) FROM CONTINUING OPERATIONS		227.069.745	581.231.849	67.911.383	-53.507.045
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0		
PROFIT (LOSS)		227.069.745	581.231.849	67.911.383	-53.507.045
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		227.069.745	581.231.849	67.911.383	-53.507.045
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	0,03490000	0,08940000	0,01040000	-0,00820000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025	Current Period 3 Months 01.07.2026 - 30.09.2026	Previous Period 3 Months 01.07.2025 - 30.09.2025
Statement of Other Comprehensive Income					
PROFIT (LOSS)		227.069.745	581.231.849	67.911.383	-53.507.045
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		**1.407.702**	**1.050.589**	**399.692**	**658.769**
Gains (Losses) on Remeasurements of Defined Benefit Plans		1.876.936	1.400.785	532.922	878.358
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-469.234	-350.196	-133.230	-219.589
Taxes Relating to Remeasurements of Defined Benefit Plans		-469.234	-350.196	-133.230	-219.589
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		**0**	**0**	**0**	**0**
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss		0		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**1.407.702**	**1.050.589**	**399.692**	**658.769**
TOTAL COMPREHENSIVE INCOME (LOSS)		**228.477.447**	**582.282.438**	**68.311.075**	**-52.848.276**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		228.477.447	582.282.438	68.311.075	-52.848.276

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 30.09.2026	Previous Period 01.01.2025 - 30.09.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**61.994.968**	**231.257.254**
Profit (Loss)		227.069.745	581.231.849
Profit (Loss) from Continuing Operations		227.069.745	581.231.849
Adjustments to Reconcile Profit (Loss)		**-191.419.856**	**-345.176.787**
Adjustments for depreciation and amortisation expense	18,20	8.952.331	9.204.829
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-11.143.785	6.436.936
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	10	-11.143.785	6.436.936
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		0	0
Adjustments for provisions		-870.534	3.027.793
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-836.896	2.311.327
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	23	-127.301	-133.353
Adjustments for (Reversal of) Other Provisions	23	93.663	849.819
Adjustments for Interest (Income) Expenses		71.509.125	117.394.511
Adjustments for Interest Income	34	-6.698.782	-15.507.958
Adjustments for interest expense	34	78.267.408	134.401.422
Deferred Financial Expense from Credit Purchases	11	-59.501	-1.498.953
Unearned Financial Income from Credit Sales		0	0
Adjustments for unrealised foreign exchange losses (gains)		0	0
Adjustments for fair value losses (gains)		-5.139.116	-1.771.554.059
Adjustments for Fair Value Losses (Gains) of Investment Property	32	-5.139.116	-1.761.723.429
Adjustments for Fair Value Losses (Gains) of Financial Assets	33	0	-9.830.630
Adjustments for Tax (Income) Expenses	36	46.462.943	-78.884.386
Adjustments for losses (gains) on disposal of non-current assets		0	0
Adjustments Related to Gain and Losses on Net Monetary Position		-301.190.820	1.369.197.589
Other adjustments to reconcile profit (loss)		0	0
Changes in Working Capital		**27.457.014**	**-4.797.808**
Decrease (Increase) in Financial Investments		-2.210.842	25.927.303
Adjustments for decrease (increase) in trade accounts receivable		10.015.222	-9.862.355
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10	107.134	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	9.908.088	-9.862.355
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-1.226.248	-821.035
Adjustments for decrease (increase) in inventories	13	-424.269	280.422
Decrease (Increase) in Prepaid Expenses	27	372.539	-20.106.379
Adjustments for increase (decrease) in trade accounts payable		11.608.037	-4.605.444
Increase (Decrease) in Trade Accounts Payables to Related Parties	10	0	0
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	11.608.037	-4.605.444
Increase (Decrease) in Employee Benefit Liabilities	21	-156.114	1.224.241
Adjustments for increase (decrease) in other operating payables		14.833.229	14.181.027
Increase (Decrease) in Other Operating Payables to Related Parties	11	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	14.833.229	14.181.027
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-6.619.190	-12.334.851
Other Adjustments for Other Increase (Decrease) in Working Capital		1.264.650	1.319.263
Cash Flows from (used in) Operations		**63.106.903**	**231.257.254**
Payments Related with Provisions for Employee Benefits	25	-1.111.935	0

Income taxes refund (paid)		0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-9.060.837**	**-2.139.754**
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,20	-9.060.837	-2.139.754
Cash Inflows from Sale of Investment Property		0	0
Cash Outflows from Acquition of Investment Property		0	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-460.492**	**-119.253.470**
Proceeds from borrowings		0	0
Repayments of borrowings		0	0
Loan Repayments		0	0
Cash Outflows from Other Financial Liabilities		0	0
Payments of Lease Liabilities	8	-460.492	-360.006
Interest paid	33	0	-118.893.464
Interest Received		0	0
INFLATION EFFECT		0	-12.651.267
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		52.473.639	97.212.763
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		52.473.639	97.212.763
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	**122.280.380**	**62.401.460**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	**174.754.019**	**159.614.223**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

| | | Footnote Reference | Equity | | |

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