



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2018 - 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 31.03.2018 | Previous Period 31.12.2017 |
|--|--------------------|------------------------------|-------------------------------|
| Statement of Financial Position (Balance Sheet) | | | |
| Assets [abstract] | | | |
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 6 | 12.689.670 | 11.550.027 |
| Financial Investments | 7 | 0 | 0 |
| Trade Receivables | 10 | 6.759.345 | 6.681.441 |
| Trade Receivables Due From Related Parties | 10,37 | 7.082 | 1.873 |
| Trade Receivables Due From Unrelated Parties | 10 | 6.752.263 | 6.679.568 |
| Other Receivables | 11 | 190.901 | 165.276 |
| Other Receivables Due From Related Parties | 11,37 | 0 | 0 |
| Other Receivables Due From Unrelated Parties | 11 | 190.901 | 165.276 |
| Inventories | 13 | 475.366 | 489.912 |
| Prepayments | 26 | 2.997.679 | 803.798 |
| Current Tax Assets | 35 | 2.583 | 25.625 |
| Other current assets | 26 | 56.698 | 109.811 |
| SUB-TOTAL | | 23.172.242 | 19.825.890 |
| Total current assets | | 23.172.242 | 19.825.890 |
| NON-CURRENT ASSETS | | | |
| Financial Investments | 7 | 0 | 0 |
| Other Receivables | 11 | 0 | 0 |
| Other Receivables Due From Related Parties | | 0 | 0 |
| Other Receivables Due From Unrelated Parties | | 0 | 0 |
| Investments accounted for using equity method | 16 | 0 | 0 |
| Investment property | 17 | 602.554.000 | 602.554.000 |
| Property, plant and equipment | 18 | 1.088.611 | 1.167.397 |
| Intangible assets and goodwill | | 2.478 | 3.089 |
| Goodwill | 20 | 0 | 0 |
| Other intangible assets | 19 | 2.478 | 3.089 |
| Prepayments | 26 | 1.051.231 | 889.861 |
| Deferred Tax Asset | 35 | 0 | 0 |
| Total non-current assets | | 604.696.320 | 604.614.347 |
| Total assets | | 627.868.562 | 624.440.237 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Borrowings | 8 | 0 | 0 |
| Current Portion of Non-current Borrowings | 8 | 31.899.907 | 28.887.987 |
| Trade Payables | 10 | 2.526.115 | 1.238.067 |
| Trade Payables to Related Parties | | 44.486 | 40.592 |
| Trade Payables to Unrelated Parties | | 2.481.629 | 1.197.475 |
| Employee Benefit Obligations | 20 | 133.539 | 152.324 |
| Other Payables | 11 | 2.571.317 | 716.392 |
| Other Payables to Related Parties | 11,37 | 687 | 687 |
| Other Payables to Unrelated Parties | 11 | 2.570.630 | 715.705 |
| Deferred Income | 26 | 697.669 | 583.019 |
| Current tax liabilities, current | 35 | 325.496 | 368.612 |
| Current provisions | 22 | 700.190 | 704.847 |
| Current provisions for employee benefits | | 0 | 0 |
| Other current provisions | | 700.190 | 704.847 |
| Other Current Liabilities | 26 | 0 | 0 |
| SUB-TOTAL | | 38.854.233 | 32.651.248 |
| Total current liabilities | | 38.854.233 | 32.651.248 |
| NON-CURRENT LIABILITIES | | | |
| Long Term Borrowings | 8 | 328.628.984 | 308.033.922 |
| Other Payables | 11 | 426.255 | 408.929 |
| Other Payables to Related Parties | 11,37 | 0 | 0 |
| Other Payables to Unrelated parties | 11 | 426.255 | 408.929 |
| Non-current provisions | | 367.857 | 277.955 |
| Non-current provisions for employee benefits | 24 | 367.857 | 277.955 |
| Other non-current provisions | 22 | 0 | 0 |
| Deferred Tax Liabilities | 35 | 50.442.679 | 53.555.578 |

| | | | |
|---|----|--------------------|--------------------|
| Total non-current liabilities | | 379.865.775 | 362.276.384 |
| Total liabilities | | 418.720.008 | 394.927.632 |
| EQUITY | | | |
| Equity attributable to owners of parent | 27 | 209.147.733 | 229.511.653 |
| 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 | | -78.158 | -30.919 |
| Gains (Losses) on Revaluation and Remeasurement | | -78.158 | -30.919 |
| 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 | | 117.068.777 | 129.045.744 |
| Current Period Net Profit Or Loss | | -20.316.681 | -11.976.967 |
| Non-controlling interests | 27 | 821 | 952 |
| Total equity | | 209.148.554 | 229.512.605 |
| Total Liabilities and Equity | | 627.868.562 | 624.440.237 |

Profit or loss [abstract]

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period | Previous Period |
|---|--------------------|----------------------------|----------------------------|
| | | 01.01.2018 - 31.03.2018 | 01.01.2017 - 31.03.2017 |
| Profit or loss [abstract] | | | |
| PROFIT (LOSS) | | | |
| Revenue | 28 | 14.652.314 | 13.010.806 |
| Cost of sales | 28 | -6.129.634 | -5.218.863 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 8.522.680 | 7.791.943 |
| GROSS PROFIT (LOSS) | | 8.522.680 | 7.791.943 |
| General Administrative Expenses | 29 | -1.196.520 | -1.416.866 |
| Marketing Expenses | 29 | 0 | 0 |
| Other Income from Operating Activities | 31 | 775.274 | 205.114 |
| Other Expenses from Operating Activities | 31 | -426.863 | -352.029 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 7.674.571 | 6.228.162 |
| Investment Activity Income | 32 | 7.365 | 7.255 |
| Investment Activity Expenses | 32 | 0 | 0 |
| Share of Profit (Loss) from Investments Accounted for Using Equity Method | 16 | 0 | 0 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 7.681.936 | 6.235.417 |
| Finance income | 33 | 646.774 | 554.491 |
| Finance costs | 33 | -31.412.170 | -19.972.156 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | -23.083.460 | -13.182.248 |
| Tax (Expense) Income, Continuing Operations | 35 | 2.766.648 | 1.928.013 |
| Current Period Tax (Expense) Income | | -334.442 | 0 |
| Deferred Tax (Expense) Income | | 3.101.090 | 1.928.013 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | -20.316.812 | -11.254.235 |
| PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS | | 0 | 0 |
| PROFIT (LOSS) | | -20.316.812 | -11.254.235 |
| Profit (loss), attributable to [abstract] | | | |
| Non-controlling Interests | | -131 | -68 |
| Owners of Parent | | -20.316.681 | -11.254.167 |
| 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 | 36 | -0,00313000 | -0,00173000 |
| Diluted Earnings Per Share | | | |

Statement of Other Comprehensive Income

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period 01.01.2018 - 31.03.2018 | Previous Period 01.01.2017 - 31.03.2017 |
|--|--------------------|--|---|
| Statement of Other Comprehensive Income | | | |
| PROFIT (LOSS) | | -20.316.812 | -11.254.235 |
| OTHER COMPREHENSIVE INCOME | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | | |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | 24 | -59.048 | -13.303 |
| Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss | | 11.809 | 2.661 |
| Deferred Tax (Expense) Income | 24 | 11.809 | 2.661 |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | | |
| | | 0 | 0 |
| OTHER COMPREHENSIVE INCOME (LOSS) | | -47.239 | -10.642 |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | -20.364.051 | -11.264.877 |
| Total Comprehensive Income Attributable to | | | |
| Non-controlling Interests | | -131 | -68 |
| Owners of Parent | | -20.363.920 | -11.264.809 |

Statement of cash flows (Indirect Method)

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period 01.01.2018 - 31.03.2018 | Previous Period 01.01.2017 - 31.03.2017 |
|--|--------------------|---|--|
| Statement of cash flows (Indirect Method) | | | |
| CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES | | | |
| Profit (Loss) | | 8.751.536 | 8.039.857 |
| Profit (Loss) from Continuing Operations | | -20.316.812 | -11.254.235 |
| Adjustments to Reconcile Profit (Loss) | | 28.422.184 | 21.620.705 |
| Adjustments for depreciation and amortisation expense | 18,19 | 119.210 | 297.168 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) | | -149.742 | 85.583 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables | 10 | -142.377 | 92.535 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment | | -7.365 | -6.952 |
| Adjustments for provisions | | 26.197 | 30.400 |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits | 24 | 30.854 | 43.573 |
| Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions | 22 | -19.674 | -24.907 |
| Adjustments for (Reversal of) Other Provisions | 22 | 15.017 | 11.734 |
| Adjustments for Interest (Income) Expenses | | 5.154.267 | 4.876.483 |
| Adjustments for Interest Income | 33 | -62.301 | -31.653 |
| Adjustments for interest expense | 33 | 5.209.828 | 4.872.311 |
| Unearned Financial Income from Credit Sales | 10 | 6.740 | 35.825 |
| Adjustments for unrealised foreign exchange losses (gains) | 8,33 | 26.038.900 | 18.259.084 |
| Adjustments for fair value losses (gains) | | 0 | 0 |
| Adjustments for Tax (Income) Expenses | 35 | -2.766.648 | -1.928.013 |
| Adjustments for losses (gains) on disposal of non-current assets | | | 0 |
| Changes in Working Capital | | 1.000.680 | -2.324.030 |
| Adjustments for decrease (increase) in trade accounts receivable | | 57.733 | -2.709.284 |
| Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties | 10 | 57.733 | -2.709.284 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | | -25.625 | -26.425 |
| Decrease (Increase) in Other Related Party Receivables Related with Operations | | 0 | 0 |
| Decrease (Increase) in Other Unrelated Party Receivables Related with Operations | 11 | -25.625 | -26.425 |
| Adjustments for decrease (increase) in inventories | 13 | 14.546 | 27.618 |
| Decrease (Increase) in Prepaid Expenses | 26 | -2.355.251 | -1.568.305 |
| Adjustments for increase (decrease) in trade accounts payable | | 1.288.048 | -347.866 |
| Increase (Decrease) in Trade Accounts Payables to Unrelated Parties | 10 | 1.288.048 | -347.866 |
| Increase (Decrease) in Employee Benefit Liabilities | 12 | -18.785 | 27.597 |
| Adjustments for increase (decrease) in other operating payables | | 1.872.251 | 1.056.511 |
| Increase (Decrease) in Other Operating Payables to Related Parties | | | 0 |
| Increase (Decrease) in Other Operating Payables to Unrelated Parties | 11 | 1.872.251 | 1.056.511 |
| Increase (Decrease) in Deferred Income | 26 | 114.650 | 689.270 |
| Other Adjustments for Other Increase (Decrease) in Working Capital | | 53.113 | 526.854 |
| Cash Flows from (used in) Operations | | 9.106.052 | 8.042.440 |
| Payments Related with Provisions for Employee Benefits | 24 | 0 | -22.840 |
| Income taxes refund (paid) | 35 | -354.516 | 20.257 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | -32.448 | -112.248 |
| Proceeds from sales of property, plant, equipment and intangible assets | | 0 | 0 |
| Purchase of Property, Plant, Equipment and Intangible Assets | 18,19 | -32.448 | -112.248 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | -7.574.019 | -4.814.309 |
| Repayments of borrowings | 8 | -2.263.450 | 0 |
| Interest paid | 33 | -5.377.783 | -4.814.309 |
| Interest Received | | 67.214 | 0 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | 1.145.069 | 3.113.300 |
| Effect of exchange rate changes on cash and cash equivalents | | 0 | 0 |
| Net increase (decrease) in cash and cash equivalents | | 1.145.069 | 3.113.300 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | 6 | 11.544.065 | 637.708 |

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

6

12.689.134

3.751.008

