



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	13.243.771	11.550.027
Financial Investments	7	0	0
Trade Receivables	10	8.438.259	6.681.441
Trade Receivables Due From Related Parties	10,37	6.934	1.873
Trade Receivables Due From Unrelated Parties	10	8.431.325	6.679.568
Other Receivables	11	165.276	165.276
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	165.276	165.276
Inventories	13	472.264	489.912
Prepayments	26	1.754.650	803.798
Current Tax Assets	35	16.962	25.625
Other current assets	26	69.750	109.811
SUB-TOTAL		24.160.932	19.825.890
Total current assets		24.160.932	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	956.986	1.167.397
Intangible assets and goodwill		1.237	3.089
Goodwill	20	0	0
Other intangible assets	19	1.237	3.089
Prepayments	26	788.582	889.861
Deferred Tax Asset	35	0	0
Total non-current assets		604.300.805	604.614.347
Total assets		628.461.737	624.440.237
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	48.716.960	28.887.987
Trade Payables	10	2.591.379	1.238.067
Trade Payables to Related Parties		79.886	40.592
Trade Payables to Unrelated Parties		2.511.493	1.197.475
Employee Benefit Obligations	20	230.632	152.324
Other Payables	11	1.978.932	716.392
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	1.978.245	715.705
Deferred Income	26	500.666	583.019
Current tax liabilities, current	35	75.896	368.612
Current provisions	22	782.070	704.847
Current provisions for employee benefits		0	0
Other current provisions		782.070	704.847
Other Current Liabilities	26	0	0
SUB-TOTAL		54.876.535	32.651.248
Total current liabilities		54.876.535	32.651.248
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	459.804.467	308.033.922
Other Payables	11	494.478	408.929
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	494.478	408.929
Deferred Income	26	1.275.000	0
Non-current provisions		408.421	277.955
Non-current provisions for employee benefits	24	408.421	277.955
Other non-current provisions	22	0	0

Deferred Tax Liabilities	35	28.849.355	53.555.578
Total non-current liabilities		490.831.721	362.276.384
Total liabilities		545.708.256	394.927.632
EQUITY			
Equity attributable to owners of parent	27	82.753.306	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		-62.329	-30.919
Gains (Losses) on Revaluation and Remeasurement		-62.329	-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		116.968.257	129.045.744
Current Period Net Profit Or Loss		-146.626.417	-11.976.967
Non-controlling interests	27	175	952
Total equity		82.753.481	229.512.605
Total Liabilities and Equity		628.461.737	624.440.237

Profit or loss [abstract]

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	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	47.778.460	58.903.121	18.148.958	34.632.401
Cost of sales	28	-19.122.718	-19.695.027	-6.647.180	-8.384.492
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		28.655.742	39.208.094	11.501.778	26.247.909
GROSS PROFIT (LOSS)		28.655.742	39.208.094	11.501.778	26.247.909
General Administrative Expenses	29	-3.773.248	-3.491.036	-1.159.498	-1.151.773
Marketing Expenses	29	0	-48.159	0	-12.330
Other Income from Operating Activities	31	2.516.650	408.754	1.453.175	-27.303
Other Expenses from Operating Activities	31	-3.716.047	-983.392	-2.393.021	181.616
PROFIT (LOSS) FROM OPERATING ACTIVITIES		23.683.097	35.094.261	9.402.434	25.238.119
Investment Activity Income	32	557	29.318	-2.299	7.529
Investment Activity Expenses	32	0	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)		23.683.654	35.123.579	9.400.135	25.245.648
Finance income	33	1.552.513	2.547.348	204.131	873.266
Finance costs	33	-195.907.706	-53.819.994	-126.337.653	-20.190.411
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-170.671.539	-16.149.067	-116.733.387	5.928.503
Tax (Expense) Income, Continuing Operations	35	24.044.225	-216.928	17.151.458	-2.319.646
Current Period Tax (Expense) Income		-625.793	-1.565.542	-31.896	-1.565.542
Deferred Tax (Expense) Income		24.670.018	1.348.614	17.183.354	-754.104
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-146.627.314	-16.365.995	-99.581.929	3.608.857
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-146.627.314	-16.365.995	-99.581.929	3.608.857
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-897	-191	-599	-73
Owners of Parent		-146.626.417	-16.365.804	-99.581.330	3.608.930
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>	36	-0,02256000	-0,00252000	-0,01532000	0,00056000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Other Comprehensive Income					
PROFIT (LOSS)		-146.627.314	-16.365.995	-99.581.929	3.608.857
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-39.263	-5.886	12.383	-1.773
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		7.853	1.177	-2.477	355
Deferred Tax (Expense) Income	24	7.853	1.177	-2.477	355
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-31.410	-4.709	9.906	-1.418
TOTAL COMPREHENSIVE INCOME (LOSS)		-146.658.724	-16.370.704	-99.572.023	3.607.439
Total Comprehensive Income Attributable to					
Non-controlling Interests		-897	-191	-599	-73
Owners of Parent		-146.657.827	-16.370.513	-99.571.424	3.607.512

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period	Previous Period
		01.01.2018 - 30.09.2018	01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		25.719.478	38.062.765
Profit (Loss)		-146.627.314	-16.365.995
Profit (Loss) from Continuing Operations		-146.627.314	-16.365.995
Adjustments to Reconcile Profit (Loss)		174.304.417	53.882.481
Adjustments for depreciation and amortisation expense	18,19	284.025	563.001
Adjustments for Impairment Loss (Reversal of Impairment Loss)		2.250.169	528.971
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	2.250.726	550.900
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-557	-21.929
Adjustments for provisions		168.426	164.511
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	91.203	61.391
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	8.894	2.535
Adjustments for (Reversal of) Other Provisions	22	68.329	100.585
Adjustments for Interest (Income) Expenses		17.270.622	14.298.959
Adjustments for Interest Income	33	-182.420	-205.044
Adjustments for interest expense	33	17.361.187	14.489.184
Deferred Financial Expense from Credit Purchases		0	0
Unearned Financial Income from Credit Sales	10	91.855	14.819
Adjustments for unrealised foreign exchange losses (gains)	8,33	178.375.400	38.117.500
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	35	-24.044.225	216.928
Adjustments for losses (gains) on disposal of non-current assets	32	0	-7.389
Changes in Working Capital		-1.047.779	549.710
Adjustments for decrease (increase) in trade accounts receivable		-4.228.271	-3.212.798
Decrease (Increase) in Trade Accounts Receivables from Related Parties		0	0
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-4.228.271	-3.212.798
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		0	0
Decrease (Increase) in Other Related Party Receivables Related with Operations		0	0
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	11	0	0
Adjustments for decrease (increase) in inventories	13	17.648	2.611.475
Decrease (Increase) in Prepaid Expenses	26	-849.573	-1.435.116
Adjustments for increase (decrease) in trade accounts payable		1.353.312	-244.912
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	1.353.312	-244.912
Increase (Decrease) in Employee Benefit Liabilities	12	78.308	32.799
Adjustments for increase (decrease) in other operating payables		1.348.089	1.371.241
Increase (Decrease) in Other Operating Payables to Related Parties			0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	1.348.089	1.371.241
Increase (Decrease) in Deferred Income	26	1.192.647	195.060
Other Adjustments for Other Increase (Decrease) in Working Capital		40.061	1.231.961
Cash Flows from (used in) Operations		26.629.324	38.066.196
Payments Related with Provisions for Employee Benefits	24	0	-7.013
Income taxes refund (paid)	35	-909.846	3.582
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-71.205	-243.492
Proceeds from sales of property, plant, equipment and intangible assets	18,19	0	39.604
Purchase of Property, Plant, Equipment and Intangible Assets	17,18,19	-71.205	-283.096
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-23.948.567	-8.937.719
Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control	27	120	0
Proceeds from borrowings	8	0	24.034.374
Repayments of borrowings	8	-7.393.650	0
Decrease in Other Payables to Related Parties			-18.632.229
Interest paid	33	-16.743.419	-14.489.184

Interest Received		188.382	149.320
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.699.706	28.881.554
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		1.699.706	28.881.554
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	13.243.771	29.519.262

