



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2019 - 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	9.654.284	11.068.281
Financial Investments	7	0	0
Trade Receivables	10	8.718.427	8.972.133
Trade Receivables Due From Related Parties	10,37	10.509	7.175
Trade Receivables Due From Unrelated Parties	10	8.707.918	8.964.958
Other Receivables	11	194.309	165.276
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	194.309	165.276
Inventories	13	492.467	492.706
Prepayments	26	3.286.724	1.029.100
Current Tax Assets	35	5.022	29.034
Other current assets	26	100.089	65.645
SUB-TOTAL		22.451.322	21.822.175
Total current assets		22.451.322	21.822.175
NON-CURRENT ASSETS			
Financial Investments	7	0	0
Other Receivables	11	0	0
Investments accounted for using equity method	16	0	0
Investment property	17	734.711.931	734.510.000
Property, plant and equipment	18	890.002	913.065
Intangible assets and goodwill		8.750	9.630
Goodwill	19	0	0
Other intangible assets	19	8.750	9.630
Prepayments	26	453.333	584.455
Deferred Tax Asset	35	0	0
Total non-current assets		736.064.016	736.017.150
Total assets		758.515.338	757.839.325
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	46.600.702	43.296.634
Trade Payables	10	3.720.024	2.461.286
Trade Payables to Related Parties	10,37	89.090	79.886
Trade Payables to Unrelated Parties	10	3.630.934	2.381.400
Employee Benefit Obligations	20	202.735	163.163
Other Payables	11	2.589.260	748.176
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	2.588.573	747.489
Deferred Income Other Than Contract Liabilities	26	2.225.298	1.474.291
Current tax liabilities, current	35	22.074	60.667
Current provisions	22	960.061	913.859
Current provisions for employee benefits		0	0
Other current provisions		960.061	913.859
Other Current Liabilities	26	0	0
SUB-TOTAL		56.320.154	49.118.076
Total current liabilities		56.320.154	49.118.076
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	407.819.664	394.700.602
Other Payables	11	695.225	630.032
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	695.225	630.032
Deferred Income Other Than Contract Liabilities	26	637.500	1.275.000
Non-current provisions		581.023	542.990
Non-current provisions for employee benefits	24	581.023	542.990
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	63.598.783	66.010.070
Total non-current liabilities		473.332.195	463.158.694

Total liabilities		529.652.349	512.276.770
EQUITY			
Equity attributable to owners of parent	27	228.861.955	245.561.419
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		-116.485	-129.353
Gains (Losses) on Revaluation and Remeasurement		-116.485	-129.353
Other Gains (Losses)		0	0
Restricted Reserves Appropriated From Profits		2.067.777	2.067.777
Prior Years' Profits or Losses		133.216.977	116.968.257
Current Period Net Profit Or Loss		-16.712.332	16.248.720
Non-controlling interests	27	1.034	1.136
Total equity		228.862.989	245.562.555
Total Liabilities and Equity		758.515.338	757.839.325

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	28	16.921.001	14.464.113
Cost of sales	28	-7.553.999	-6.129.634
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		9.367.002	8.334.479
GROSS PROFIT (LOSS)		9.367.002	8.334.479
General Administrative Expenses	29	-1.233.643	-1.196.520
Marketing Expenses	29	0	0
Other Income from Operating Activities	31	651.644	775.274
Other Expenses from Operating Activities	31	-502.354	-238.662
PROFIT (LOSS) FROM OPERATING ACTIVITIES		8.282.649	7.674.571
Investment Activity Income	32	2.681	7.365
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)		8.285.330	7.681.936
Finance income	33	573.930	646.774
Finance costs	33	-27.964.125	-31.412.170
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-19.104.865	-23.083.460
Tax (Expense) Income, Continuing Operations		2.392.431	2.766.648
Current Period Tax (Expense) Income		-22.074	-334.442
Deferred Tax (Expense) Income		2.414.505	3.101.090
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-16.712.434	-20.316.812
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0
PROFIT (LOSS)		-16.712.434	-20.316.812
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-102	-131
Owners of Parent		-16.712.332	-20.316.681
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	-0,00257000	-0,00313000
Diluted Earnings Per Share			

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of Other Comprehensive Income			
PROFIT (LOSS)		-16.712.434	-20.316.812
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	16.086	-59.048
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-3.218	11.809
Taxes Relating to Remeasurements of Defined Benefit Plans	24	-3.218	11.809
Other Comprehensive Income That Will Be Reclassified to Profit or Loss			
		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		12.868	-47.239
TOTAL COMPREHENSIVE INCOME (LOSS)		-16.699.566	-20.364.051
Total Comprehensive Income Attributable to			
Non-controlling Interests		-102	-131
Owners of Parent		-16.699.464	-20.363.920

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-16.712.434	-20.316.812
Profit (Loss) from Continuing Operations		-16.712.434	-20.316.812
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,19	70.848	119.210
Adjustments for Impairment Loss (Reversal of Impairment Loss)		92.025	-149.742
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	92.706	-142.377
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-681	-7.365
Adjustments for provisions		100.321	26.197
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	54.119	30.854
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	23.334	-19.674
Adjustments for (Reversal of) Other Provisions	22	22.868	15.017
Adjustments for Interest (Income) Expenses		6.905.349	5.154.267
Adjustments for Interest Income	33	-33.478	-62.301
Adjustments for interest expense	33	6.946.603	5.209.828
Unearned Financial Income from Credit Sales	10	-7.776	6.740
Adjustments for unrealised foreign exchange losses (gains)	8,33	20.998.175	26.038.900
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	35	-2.392.431	-2.766.648
Adjustments for losses (gains) on disposal of non-current assets	32	-2.000	0
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		168.776	57.733
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-3.334	-5.209
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	172.110	62.942
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-29.033	-25.625
Adjustments for decrease (increase) in inventories	13	239	14.546
Decrease (Increase) in Prepaid Expenses	26	-2.126.502	-2.355.251
Adjustments for increase (decrease) in trade accounts payable	10	1.258.738	1.288.048
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	9.204	3.894
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	1.249.534	1.284.154
Increase (Decrease) in Employee Benefit Liabilities	20	36.422	-18.785
Adjustments for increase (decrease) in other operating payables	11	1.909.427	1.872.251
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	1.909.427	1.872.251
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	113.507	114.650
Other Adjustments for Other Increase (Decrease) in Working Capital		-34.444	53.113
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	24	0	0
Income taxes refund (paid)	35	-36.655	-354.516
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets	18,19	2.000	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-46.225	-32.448
Cash Outflows from Acquisition of Investment Property	17	-201.930	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	8	0	0

Repayments of borrowings	8	-4.654.275	-2.263.450
Increase in Other Payables to Related Parties	11	0	0
Interest paid	33	-6.867.373	-5.377.783
Interest Received	33	33.478	67.214
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.413.997	1.145.069
Net increase (decrease) in cash and cash equivalents		-1.413.997	1.145.069
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	11.068.281	11.544.065
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	9.654.284	12.689.134

