



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2019 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	MGI BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM KONSOLİDE FİNANSAL TABLOLARI HAKKINDA SINIRLI DENETİM RAPORU

Edip Gayrimenkul Yatırım Sanayi ve Ticaret Anonim Şirketi Yönetim Kurulu'na;

Giriş

Edip Gayrimenkul Yatırım Sanayi ve Ticaret Anonim Şirketi'nin (Şirket) ve Bağlı Ortaklığı'nın (bundan sonra birlikte "Grup" olarak anılacaktır) ekte yer alan 30 Haziran 2019 tarihli konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait konsolide kar veya zarar, konsolide diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Grup Yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal bilgilerin, tüm önemli yönleriyle TMS 34 "Ara Dönem Finansal Raporlama" Standardı'na uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

MGI BAĞIMSIZ DENETİM A.Ş.

A member of MGI Worldwide

ÖZCAN AKSU

Sorumlu Ortak Başdenetçi

(İstanbul, 8 Ağustos 2019)

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	7.439.919	11.068.281
Financial Investments	7	0	0
Trade Receivables	10	9.110.094	8.972.133
Trade Receivables Due From Related Parties	10,37	11.852	7.175
Trade Receivables Due From Unrelated Parties	10	9.098.242	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	492.255	492.706
Prepayments	26	2.361.219	1.029.100
Current Tax Assets	35	27.957	29.034
Other current assets	26	94.059	65.645
SUB-TOTAL		19.719.812	21.822.175
Total current assets		19.719.812	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	736.342.305	734.510.000
Property, plant and equipment	18	864.179	913.065
Right of Use Assets	18	332.646	0
Intangible assets and goodwill		84.958	9.630
Goodwill	19	0	0
Other intangible assets	19	84.958	9.630
Prepayments	26	365.410	584.455
Deferred Tax Asset	35	0	0
Total non-current assets		737.989.498	736.017.150
Total assets		757.709.310	757.839.325
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	34.356.812	43.296.634
Trade Payables	10	3.642.496	2.461.286
Trade Payables to Related Parties	10,37	99.120	79.886
Trade Payables to Unrelated Parties	10	3.543.376	2.381.400
Employee Benefit Obligations	20	530.584	163.163
Other Payables	11	1.740.812	748.176
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	1.740.125	747.489
Deferred Income Other Than Contract Liabilities	26	1.924.916	1.474.291
Current tax liabilities, current	35	0	60.667
Current provisions	22	897.572	913.859
Current provisions for employee benefits		0	0
Other current provisions		897.572	913.859
Other Current Liabilities	26	0	0
SUB-TOTAL		43.093.192	49.118.076
Total current liabilities		43.093.192	49.118.076
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	435.894.885	394.700.602
Other Payables	11	846.929	630.032
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	846.929	630.032
Deferred Income Other Than Contract Liabilities	26	375.000	1.275.000
Non-current provisions		640.666	542.990
Non-current provisions for employee benefits	24	640.666	542.990
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	61.722.948	66.010.070

Total non-current liabilities		499.480.428	463.158.694
Total liabilities		542.573.620	512.276.770
EQUITY			
Equity attributable to owners of parent	27	215.134.739	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		-122.240	-129.353
Gains (Losses) on Revaluation and Remeasurement		-122.240	-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		-30.433.793	16.248.720
Non-controlling interests	27	951	1.136
Total equity		215.135.690	245.562.555
Total Liabilities and Equity		757.709.310	757.839.325

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018	Current Period 3 Months 01.04.2019 - 30.06.2019	Previous Period 3 Months 01.04.2018 - 30.06.2018
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	34.329.046	29.629.502	17.408.045	15.165.389
Cost of sales	28	-15.046.250	-12.475.538	-7.492.251	-6.345.904
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		19.282.796	17.153.964	9.915.794	8.819.485
GROSS PROFIT (LOSS)		19.282.796	17.153.964	9.915.794	8.819.485
General Administrative Expenses	29	-2.646.810	-2.613.750	-1.413.167	-1.417.230
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	1.206.936	1.063.475	555.292	288.201
Other Expenses from Operating Activities	31	-1.464.267	-1.323.026	-961.913	-1.084.364
PROFIT (LOSS) FROM OPERATING ACTIVITIES		16.378.655	14.280.663	8.096.006	6.606.092
Investment Activity Income	32	3.370	2.856	689	-4.509
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)		16.382.025	14.283.519	8.096.695	6.601.583
Finance income	33	315.097	1.348.382	-258.833	701.608
Finance costs	33	-51.420.000	-69.570.053	-23.455.875	-38.157.883
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-34.722.878	-53.938.152	-15.618.013	-30.854.692
Tax (Expense) Income, Continuing Operations	35	4.288.900	6.892.767	1.896.469	4.126.119
Current Period Tax (Expense) Income		0	-593.897	22.074	-259.455
Deferred Tax (Expense) Income		4.288.900	7.486.664	1.874.395	4.385.574
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-30.433.978	-47.045.385	-13.721.544	-26.728.573
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-30.433.978	-47.045.385	-13.721.544	-26.728.573
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-185	-298	-83	-167
Owners of Parent		-30.433.793	-47.045.087	-13.721.461	-26.728.406
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	-0,00468000	-0,00724000	-0,00211000	-0,00411000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018	Current Period 3 Months 01.04.2019 - 30.06.2019	Previous Period 3 Months 01.04.2018 - 30.06.2018
Statement of Other Comprehensive Income					
PROFIT (LOSS)		-30.433.978	-47.045.385	-13.721.544	-26.728.573
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	8.891	-51.646	-7.195	7.402
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-1.778	10.329	1.440	-1.480
Taxes Relating to Remeasurements of Defined Benefit Plans	24	-1.778	10.329	1.440	-1.480
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		7.113	-41.317	-5.755	5.922
TOTAL COMPREHENSIVE INCOME (LOSS)		-30.426.865	-47.086.702	-13.727.299	-26.722.651
Total Comprehensive Income Attributable to					
Non-controlling Interests		-185	-298	-83	-167
Owners of Parent		-30.426.680	-47.086.404	-13.727.216	-26.722.484

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.06.2019	Previous Period 01.01.2018 - 30.06.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		17.856.010	15.620.124
Profit (Loss) from Continuing Operations		-30.433.978	-47.045.385
Adjustments to Reconcile Profit (Loss)		48.148.033	63.612.537
Adjustments for depreciation and amortisation expense	18,19	209.284	208.424
Adjustments for Impairment Loss (Reversal of Impairment Loss)		808.616	685.709
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	809.986	688.565
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-1.370	-2.856
Adjustments for provisions		103.865	282.077
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	120.152	61.534
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	-77.295	-10.282
Adjustments for (Reversal of) Other Provisions	22	61.008	230.825
Adjustments for Interest (Income) Expenses		13.745.468	10.804.194
Adjustments for Interest Income	33	-50.953	-89.913
Adjustments for interest expense	33	13.820.778	10.879.422
Unearned Financial Income from Credit Sales	10	-24.357	14.685
Adjustments for unrealised foreign exchange losses (gains)	8,33	37.571.700	58.524.900
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	35	-4.288.900	-6.892.767
Adjustments for losses (gains) on disposal of non-current assets	32	-2.000	0
Changes in Working Capital		215.130	-293.291
Adjustments for decrease (increase) in trade accounts receivable		-923.590	-2.234.794
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-4.677	110
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-918.913	-2.234.904
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-29.033	-25.625
Adjustments for decrease (increase) in inventories	13	451	17.648
Decrease (Increase) in Prepaid Expenses	26	-1.113.074	-1.748.315
Adjustments for increase (decrease) in trade accounts payable	10	1.181.210	990.446
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	19.234	3.894
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	1.161.976	986.552
Increase (Decrease) in Employee Benefit Liabilities	20	367.421	1.840
Adjustments for increase (decrease) in other operating payables	11	1.209.533	1.123.263
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	1.209.533	1.123.263
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	-449.375	1.519.208
Other Adjustments for Other Increase (Decrease) in Working Capital		-28.413	63.038
Cash Flows from (used in) Operations		17.929.185	16.273.861
Payments Related with Provisions for Employee Benefits	24	-13.585	0
Income taxes refund (paid)	35	-59.590	-653.737
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-2.001.464	-51.138
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	-171.159	-51.138
Cash Outflows from Acquisition of Investment Property	17	-1.832.305	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-19.482.908	-15.316.568

Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control		0	120
Repayments of borrowings	8	-5.905.415	-4.703.450
Loan Repayments	8	-5.899.115	-4.703.450
Cash Outflows from Other Financial Liabilities	8	-6.300	0
Payments of Lease Liabilities	8	-43.856	0
Interest paid	33	-13.584.590	-10.708.132
Interest Received	33	50.953	94.894
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-3.628.362	252.418
Net increase (decrease) in cash and cash equivalents		-3.628.362	252.418
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	7.439.919	11.796.483

