



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2020 - 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 31.03.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	7.525.713	8.762.865
Financial Investments	7	0	0
Trade Receivables	10	9.289.199	9.074.548
Trade Receivables Due From Related Parties	10,37	8.279	1.477
Trade Receivables Due From Unrelated Parties	10	9.280.920	9.073.071
Other Receivables	11	204.701	176.067
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	204.701	176.067
Inventories	13	583.470	583.470
Prepayments	26	2.955.713	475.285
Current Tax Assets	35	0	28.634
Other current assets	26	1.947.717	1.735.754
SUB-TOTAL		22.506.513	20.836.623
Total current assets		22.506.513	20.836.623
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	816.580.000	816.580.000
Property, plant and equipment	18	750.036	770.497
Right of Use Assets	18	226.269	261.728
Intangible assets and goodwill		65.421	73.116
Goodwill	19	0	0
Other intangible assets	19	65.421	73.116
Prepayments	26	6.855	35.642
Deferred Tax Asset	35	0	0
Total non-current assets		817.628.581	817.720.983
Total assets		840.135.094	838.557.606
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	41.827.204	36.795.422
Trade Payables	10	3.602.726	3.029.829
Trade Payables to Related Parties	10,37	104.430	138.650
Trade Payables to Unrelated Parties	10	3.498.296	2.891.179
Employee Benefit Obligations	20	212.049	185.895
Other Payables	11	3.755.347	750.457
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	3.754.660	749.770
Deferred Income Other Than Contract Liabilities	26	2.224.188	2.702.900
Current tax liabilities, current	35	0	0
Current provisions	22	1.086.207	1.055.883
Current provisions for employee benefits		0	0
Other current provisions		1.086.207	1.055.883
Other Current Liabilities	26	0	0
SUB-TOTAL		52.707.721	44.520.386
Total current liabilities		52.707.721	44.520.386
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	472.112.155	438.212.956
Other Payables	11	1.335.819	1.079.093
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.335.819	1.079.093
Deferred Income Other Than Contract Liabilities	26	1.350.750	1.358.500
Non-current provisions		795.465	722.711
Non-current provisions for employee benefits	24	795.465	722.711
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	72.202.151	78.153.241

Total non-current liabilities		547.796.340	519.526.501
Total liabilities		600.504.061	564.046.887
EQUITY			
Equity attributable to owners of parent	27	239.629.973	274.509.450
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		-154.268	-94.130
Gains (Losses) on Revaluation and Remeasurement		-154.268	-94.130
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		162.129.785	133.216.977
Current Period Net Profit Or Loss		-34.819.339	28.912.808
Non-controlling interests	27	1.060	1.269
Total equity		239.631.033	274.510.719
Total Liabilities and Equity		840.135.094	838.557.606

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	28	18.086.773	16.921.001
Cost of sales	28	-7.930.276	-7.553.999
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		10.156.497	9.367.002
GROSS PROFIT (LOSS)		10.156.497	9.367.002
General Administrative Expenses	29	-1.327.128	-1.233.643
Marketing Expenses	29	0	0
Other Income from Operating Activities	31	454.094	651.644
Other Expenses from Operating Activities	31	-2.845.365	-502.354
PROFIT (LOSS) FROM OPERATING ACTIVITIES		6.438.098	8.282.649
Investment Activity Income	32	688	2.681
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)		6.438.786	8.285.330
Finance income	33	377.926	573.930
Finance costs	33	-47.572.316	-27.964.125
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-40.755.604	-19.104.865
Tax (Expense) Income, Continuing Operations	35	5.936.056	2.392.431
Current Period Tax (Expense) Income		0	-22.074
Deferred Tax (Expense) Income		5.936.056	2.414.505
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-34.819.548	-16.712.434
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0
PROFIT (LOSS)		-34.819.548	-16.712.434
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-209	-102
Owners of Parent		-34.819.339	-16.712.332
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	-0,00536000	-0,00257000
Diluted Earnings Per Share			

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of Other Comprehensive Income			
PROFIT (LOSS)		-34.819.548	-16.712.434
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-60.138	12.868
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-75.172	16.086
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		15.034	-3.218
Taxes Relating to Remeasurements of Defined Benefit Plans	24	15.034	-3.218
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-60.138	12.868
TOTAL COMPREHENSIVE INCOME (LOSS)		-34.879.686	-16.699.566
Total Comprehensive Income Attributable to			
Non-controlling Interests		-209	-102
Owners of Parent		-34.879.477	-16.699.464

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		7.421.188	10.320.328
Profit (Loss)		-34.819.548	-16.712.434
Profit (Loss) from Continuing Operations		-34.819.548	-16.712.434
Adjustments to Reconcile Profit (Loss)		44.249.277	25.772.287
Adjustments for depreciation and amortisation expense	18,19	101.792	70.848
Adjustments for Impairment Loss (Reversal of Impairment Loss)		2.448.818	92.025
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	2.449.506	92.706
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-688	-681
Adjustments for provisions		116.445	100.321
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	86.121	54.119
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	10.962	23.334
Adjustments for (Reversal of) Other Provisions	22	19.362	22.868
Adjustments for Interest (Income) Expenses		7.471.618	6.905.349
Adjustments for Interest Income	33	0	-33.478
Adjustments for interest expense	33	7.505.172	6.946.603
Unearned Financial Income from Credit Sales	10	-33.554	-7.776
Adjustments for unrealised foreign exchange losses (gains)	8,33	40.046.660	20.998.175
Adjustments for fair value losses (gains)		0	0
Adjustments for Fair Value Losses (Gains) of Investment Property	31	0	0
Adjustments for Tax (Income) Expenses	35	-5.936.056	-2.392.431
Adjustments for losses (gains) on disposal of non-current assets	32	0	-2.000
Changes in Working Capital		-1.948.636	1.297.130
Adjustments for decrease (increase) in trade accounts receivable		-2.630.603	168.776
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-6.802	-3.334
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-2.623.801	172.110
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-28.634	-29.033
Adjustments for decrease (increase) in inventories	13	0	239
Decrease (Increase) in Prepaid Expenses	26	-2.451.641	-2.126.502
Adjustments for increase (decrease) in trade accounts payable	10	572.897	1.258.738
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	-34.220	9.204
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	607.117	1.249.534
Increase (Decrease) in Employee Benefit Liabilities	20	26.154	36.422
Adjustments for increase (decrease) in other operating payables	11	3.261.616	1.909.427
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	3.261.616	1.909.427
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	-486.462	113.507
Other Adjustments for Other Increase (Decrease) in Working Capital		-211.963	-34.444
Cash Flows from (used in) Operations		7.481.093	10.356.983
Payments Related with Provisions for Employee Benefits	24	-88.539	0
Income taxes refund (paid)	35	28.634	-36.655
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-37.489	-246.155
Proceeds from sales of property, plant, equipment and intangible assets	18,19	0	2.000
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-37.489	-46.225
Cash Outflows from Acquisition of Investment Property	17	0	-201.930

CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-8.620.851	-11.488.170
Proceeds from borrowings		0	0
Repayments of borrowings	8	-1.332.600	-4.654.275
Increase in Other Payables to Related Parties		0	0
Payments of Lease Liabilities	8	-31.353	0
Interest paid	33	-7.256.898	-6.867.373
Interest Received	33	0	33.478
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.237.152	-1.413.997
Net increase (decrease) in cash and cash equivalents		-1.237.152	-1.413.997
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	8.762.865	11.068.281
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	7.525.713	9.654.284

