



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2020 - 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 2020 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.

Dikkat Çekilen Hususlar

Dünya Sağlık Örgütü tarafından pandemi olarak ilan edilen ve Kamuoyunda Koronavirüs olarak bilinen COVID-19 virüsünün ülkemizde de görülmesi nedeniyle bir kısmı ilgili idari kurumların ve bakanlıkların kararları ile zorunlu olarak, bir kısmı işletme ve şahıslar tarafından ihtiyari olarak uygulanan kontrol ve koruma tedbirleri kapsamında cari dönemde ekonomik faaliyetlerde önemli ölçüde yavaşlama meydana gelmiştir. Grup'un gelirlerinin önemli kısmı AVM işletmeciliğine dayalı olup bu ekonomik gelişmelerden Mart 2020'den itibaren önemli ölçüde etkilenmiştir.

Grup'un mevcut finansal borçlarının vadesi dikkate alındığında işletme faaliyetlerinin sürdürülebilirliğinin finansal borçlarının yeniden yapılandırılmasına bağlı olduğu görülmektedir. Bu kapsamda Grup Yönetimi, finansal borçların yeniden yapılandırılmasına dönük çalışmaların devam etmekte olduğunu ve çalışmaların olumlu sonuçlanmasının beklendiğini beyan etmektedir.

Ayrıca 30 Haziran 2020 tarihi itibarıyla Grup'un kısa vadeli yükümlülükleri dönen varlıklarını 46.155.538 TL aşmaktadır. Pandemi ile başlayan sürecin varlıkların geri kazanılabilir tutarlarına olası etkisi henüz ölçülememekte olup Grup Yönetiminin Not:41'de yer alan öngörü ve beklentileri çerçevesinde ekli mali tablolar İşletmenin Sürekliliği ilkesine göre hazırlanmıştır. Bu husus, tarafımızca verilen görüşü etkilememektedir.

MGI BAĞIMSIZ DENETİM A.Ş.

A member of MGI Worldwide

ÖZCAN AKSU

Sorumlu Denetçi

(İstanbul, 14 Ağustos 2020)

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	6.504.643	8.762.865
Financial Investments	7	0	0
Trade Receivables	10	10.890.158	9.074.548
Trade Receivables Due From Related Parties	10,37	14.754	1.477
Trade Receivables Due From Unrelated Parties	10	10.875.404	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	649.784	583.470
Prepayments	26	1.973.370	475.285
Current Tax Assets	35	52	28.634
Other current assets	26	2.150.996	1.735.754
SUB-TOTAL		22.373.704	20.836.623
Total current assets		22.373.704	20.836.623
NON-CURRENT ASSETS			
Financial Investments	7	0	0
Trade Receivables	10	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	712.057	770.497
Right of Use Assets	18	190.809	261.728
Intangible assets and goodwill		57.727	73.116
Goodwill	19	0	0
Other intangible assets	19	57.727	73.116
Prepayments	26	0	35.642
Deferred Tax Asset	35	0	0
Total non-current assets		817.540.593	817.720.983
Total assets		839.914.297	838.557.606
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	58.412.577	36.795.422
Trade Payables	10	3.202.011	3.029.829
Trade Payables to Related Parties	10,37	202.180	138.650
Trade Payables to Unrelated Parties	10	2.999.831	2.891.179
Employee Benefit Obligations	20	425.534	185.895
Other Payables	11	2.413.978	750.457
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	2.413.291	749.770
Deferred Income Other Than Contract Liabilities	26	2.964.244	2.702.900
Current tax liabilities, current	35	0	0
Current provisions	22	1.110.898	1.055.883
Current provisions for employee benefits		0	0
Other current provisions		1.110.898	1.055.883
Other Current Liabilities	26	0	0
SUB-TOTAL		68.529.242	44.520.386
Total current liabilities		68.529.242	44.520.386
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	499.280.320	438.212.956
Other Payables	11	1.363.234	1.079.093
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.363.234	1.079.093
Deferred Income Other Than Contract Liabilities	26	93.000	1.358.500
Non-current provisions		861.059	722.711
Non-current provisions for employee benefits	24	861.059	722.711
Other non-current provisions	22	0	0

Deferred Tax Liabilities	35	67.594.711	78.153.241
Total non-current liabilities		569.192.324	519.526.501
Total liabilities		637.721.566	564.046.887
EQUITY			
Equity attributable to owners of parent	27	202.191.897	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		-159.254	-94.130
Gains (Losses) on Revaluation and Remeasurement		-159.254	-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		-72.252.429	28.912.808
Non-controlling interests	27	834	1.269
Total equity		202.192.731	274.510.719
Total Liabilities and Equity		839.914.297	838.557.606

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019	Current Period 3 Months 01.04.2020 - 30.06.2020	Previous Period 3 Months 01.04.2019 - 30.06.2019
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	26.510.176	34.329.046	8.423.403	17.408.045
Cost of sales	28	-13.028.079	-15.046.250	-5.097.803	-7.492.251
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		13.482.097	19.282.796	3.325.600	9.915.794
GROSS PROFIT (LOSS)		13.482.097	19.282.796	3.325.600	9.915.794
General Administrative Expenses	29	-2.616.521	-2.646.810	-1.289.393	-1.413.167
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	584.338	1.206.936	130.244	555.292
Other Expenses from Operating Activities	31	-3.626.735	-1.464.267	-781.370	-961.913
PROFIT (LOSS) FROM OPERATING ACTIVITIES		7.823.179	16.378.655	1.385.081	8.096.006
Investment Activity Income	32	1.376	3.370	688	689
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)		7.824.555	16.382.025	1.385.769	8.096.695
Finance income	33	786.443	315.097	408.517	-258.833
Finance costs	33	-91.406.111	-51.420.000	-43.833.795	-23.455.875
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-82.795.113	-34.722.878	-42.039.509	-15.618.013
Tax (Expense) Income, Continuing Operations	35	10.542.249	4.288.900	4.606.193	1.896.469
Current Period Tax (Expense) Income		0	0	0	22.074
Deferred Tax (Expense) Income		10.542.249	4.288.900	4.606.193	1.874.395
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-72.252.864	-30.433.978	-37.433.316	-13.721.544
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-72.252.864	-30.433.978	-37.433.316	-13.721.544
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-435	-185	-226	-83
Owners of Parent		-72.252.429	-30.433.793	-37.433.090	-13.721.461
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	-0,01112000	-0,00468000	-0,00576000	-0,00211000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019	Current Period 3 Months 01.04.2020 - 30.06.2020	Previous Period 3 Months 01.04.2019 - 30.06.2019
Statement of Other Comprehensive Income					
PROFIT (LOSS)		-72.252.864	-30.433.978	-37.433.316	-13.721.544
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-65.124	7.113	-4.986	-5.755
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-81.405	8.891	-6.233	-7.195
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		16.281	-1.778	1.247	1.440
Taxes Relating to Remeasurements of Defined Benefit Plans	24	16.281	-1.778	1.247	1.440
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-65.124	7.113	-4.986	-5.755
TOTAL COMPREHENSIVE INCOME (LOSS)		-72.317.988	-30.426.865	-37.438.302	-13.727.299
Total Comprehensive Income Attributable to					
Non-controlling Interests		-435	-185	-226	-83
Owners of Parent		-72.317.553	-30.426.680	-37.438.076	-13.727.216

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-72.252.864	-30.433.978
Profit (Loss) from Continuing Operations		-72.252.864	-30.433.978
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,19	198.897	209.284
Adjustments for Impairment Loss (Reversal of Impairment Loss)		2.913.129	808.616
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	2.914.505	809.986
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-1.376	-1.370
Adjustments for provisions		200.497	103.865
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	145.482	120.152
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	21.925	-77.295
Adjustments for (Reversal of) Other Provisions	22	33.090	61.008
Adjustments for Interest (Income) Expenses		16.270.422	13.745.468
Adjustments for Interest Income	33	-350	-50.953
Adjustments for interest expense	33	16.318.940	13.820.778
Unearned Financial Income from Credit Sales	10	-48.168	-24.357
Adjustments for unrealised foreign exchange losses (gains)	8,33	75.039.200	37.571.700
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	35	-10.542.249	-4.288.900
Adjustments for losses (gains) on disposal of non-current assets	32	0	-2.000
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-4.681.947	-923.590
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-13.277	-4.677
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-4.668.670	-918.913
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-28.634	-29.033
Adjustments for decrease (increase) in inventories	13	-66.314	451
Decrease (Increase) in Prepaid Expenses	26	-1.462.443	-1.113.074
Adjustments for increase (decrease) in trade accounts payable	10	172.182	1.181.210
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	63.530	19.234
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	108.652	1.161.976
Increase (Decrease) in Employee Benefit Liabilities	20	239.639	367.421
Adjustments for increase (decrease) in other operating payables	11	1.947.662	1.209.533
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	1.947.662	1.209.533
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	-1.004.156	-449.375
Other Adjustments for Other Increase (Decrease) in Working Capital		-415.242	-28.413
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	24	-88.539	-13.585
Income taxes refund (paid)	35	28.582	-59.590
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
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	-52.773	-171.159
Cash Outflows from Acquisition of Investment Property	17	0	-1.832.305
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
		-8.673.271	-19.482.908

Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control		0	0
Repayments of borrowings	8	-1.332.600	-5.905.415
Loan Repayments	8	-1.332.600	-5.899.115
Cash Outflows from Other Financial Liabilities	8	0	-6.300
Payments of Lease Liabilities	8	-65.116	-43.856
Interest paid	33	-7.275.905	-13.584.590
Interest Received	33	350	50.953
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.258.222	-3.628.362
Net increase (decrease) in cash and cash equivalents		-2.258.222	-3.628.362
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	6.504.643	7.439.919

