



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2020 - 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 30.09.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	14.543.749	8.762.865
Financial Investments	7	0	0
Trade Receivables	10	10.649.833	9.074.548
Trade Receivables Due From Related Parties	10,37	17.712	1.477
Trade Receivables Due From Unrelated Parties	10	10.632.121	9.073.071
Other Receivables	11	202.901	176.067
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	202.901	176.067
Inventories	13	357.286	583.470
Prepayments	26	1.133.847	475.285
Current Tax Assets	35	6.173	28.634
Other current assets	26	2.238.825	1.735.754
SUB-TOTAL		29.132.614	20.836.623
Total current assets		29.132.614	20.836.623
NON-CURRENT ASSETS			
Financial Investments	7	0	0
Trade Receivables	10	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	684.753	770.497
Right of Use Assets	18	153.420	261.728
Intangible assets and goodwill		49.948	73.116
Goodwill	19	0	0
Other intangible assets	19	49.948	73.116
Prepayments	26	0	35.642
Deferred Tax Asset	35	0	0
Total non-current assets		817.468.121	817.720.983
Total assets		846.600.735	838.557.606
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	85.466.788	36.795.422
Trade Payables	10	2.852.827	3.029.829
Trade Payables to Related Parties	10,37	159.710	138.650
Trade Payables to Unrelated Parties	10	2.693.117	2.891.179
Employee Benefit Obligations	20	396.323	185.895
Other Payables	11	2.339.301	750.457
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	2.338.614	749.770
Deferred Income Other Than Contract Liabilities	26	2.231.539	2.702.900
Current tax liabilities, current	35	0	0
Current provisions	22	1.141.798	1.055.883
Current provisions for employee benefits		0	0
Other current provisions		1.141.798	1.055.883
Other Current Liabilities	26	0	0
SUB-TOTAL		94.428.576	44.520.386
Total current liabilities		94.428.576	44.520.386
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	585.010.048	438.212.956
Other Payables	11	1.527.200	1.079.093
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.527.200	1.079.093
Deferred Income Other Than Contract Liabilities	26	85.251	1.358.500
Non-current provisions		901.715	722.711
Non-current provisions for employee benefits	24	901.715	722.711
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	53.530.628	78.153.241

Total non-current liabilities		641.054.842	519.526.501
Total liabilities		735.483.418	564.046.887
EQUITY			
Equity attributable to owners of parent	27	111.117.033	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		-143.359	-94.130
Gains (Losses) on Revaluation and Remeasurement		-143.359	-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		-163.343.188	28.912.808
Non-controlling interests	27	284	1.269
Total equity		111.117.317	274.510.719
Total Liabilities and Equity		846.600.735	838.557.606

Profit or loss [abstract]

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	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	42.661.836	52.808.289	16.151.660	18.479.243
Cost of sales	28	-21.523.590	-23.484.921	-8.495.511	-8.438.671
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		21.138.246	29.323.368	7.656.149	10.040.572
GROSS PROFIT (LOSS)		21.138.246	29.323.368	7.656.149	10.040.572
General Administrative Expenses	29	-4.065.356	-3.929.047	-1.448.835	-1.282.237
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	1.219.625	1.658.531	635.287	451.595
Other Expenses from Operating Activities	31	-3.750.774	-2.228.730	-124.039	-764.463
PROFIT (LOSS) FROM OPERATING ACTIVITIES		14.541.741	24.824.122	6.718.562	8.445.467
Investment Activity Income	32	2.072	4.066	696	696
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)		14.543.813	24.828.188	6.719.258	8.446.163
Finance income	33	1.801.150	97.211	1.014.707	-217.886
Finance costs	33	-204.299.441	-32.263.718	-112.893.330	19.156.282
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-187.954.478	-7.338.319	-105.159.365	27.384.559
Tax (Expense) Income, Continuing Operations	35	24.610.305	-269.331	14.068.056	-4.558.231
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		24.610.305	-269.331	14.068.056	-4.558.231
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-163.344.173	-7.607.650	-91.091.309	22.826.328
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-163.344.173	-7.607.650	-91.091.309	22.826.328
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-985	-49	-550	136
Owners of Parent		-163.343.188	-7.607.601	-91.090.759	22.826.192
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç	36	-0,02513000	-0,00117000	-0,01401000	0,00351000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
Statement of Other Comprehensive Income					
PROFIT (LOSS)		-163.344.173	-7.607.650	-91.091.309	22.826.328
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-61.537	27.885	19.868	18.994
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		12.308	-5.577	-3.973	-3.799
Taxes Relating to Remeasurements of Defined Benefit Plans	24	12.308	-5.577	-3.973	-3.799
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-49.229	22.308	15.895	15.195
TOTAL COMPREHENSIVE INCOME (LOSS)		-163.393.402	-7.585.342	-91.075.414	22.841.523
Total Comprehensive Income Attributable to					
Non-controlling Interests		-985	-49	-550	136
Owners of Parent		-163.392.417	-7.585.293	-91.074.864	22.841.387

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		14.547.409	26.222.744
Profit (Loss)		-163.344.173	-7.607.650
Profit (Loss) from Continuing Operations		-163.344.173	-7.607.650
Adjustments to Reconcile Profit (Loss)		182.791.523	34.299.206
Adjustments for depreciation and amortisation expense	18,19	297.635	322.720
Adjustments for Impairment Loss (Reversal of Impairment Loss)		2.711.158	1.286.066
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	2.713.230	1.288.132
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-2.072	-2.066
Adjustments for provisions		291.921	286.961
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	206.006	177.895
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	32.887	16.834
Adjustments for (Reversal of) Other Provisions	22	53.028	92.232
Adjustments for Interest (Income) Expenses		28.320.009	20.804.813
Adjustments for Interest Income	33	-41.159	-55.467
Adjustments for interest expense	33	28.416.694	20.890.856
Unearned Financial Income from Credit Sales	10	-55.526	-30.576
Adjustments for unrealised foreign exchange losses (gains)	8,33	175.781.105	11.331.315
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	35	-24.610.305	269.331
Adjustments for losses (gains) on disposal of non-current assets	32	0	-2.000
Changes in Working Capital		-4.833.863	-394.960
Adjustments for decrease (increase) in trade accounts receivable		-4.232.989	-1.836.431
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-16.235	6.006
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-4.216.754	-1.842.437
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-26.834	0
Adjustments for decrease (increase) in inventories	13	226.184	-95.726
Decrease (Increase) in Prepaid Expenses	26	-622.920	-46.118
Adjustments for increase (decrease) in trade accounts payable	10	-177.002	1.158.149
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	21.060	19.234
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	-198.062	1.138.915
Increase (Decrease) in Employee Benefit Liabilities	20	210.428	174.353
Adjustments for increase (decrease) in other operating payables	11	2.036.951	1.048.871
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	2.036.951	1.048.871
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	-1.744.610	596.175
Other Adjustments for Other Increase (Decrease) in Working Capital		-503.071	-1.394.233
Cash Flows from (used in) Operations		14.613.487	26.296.596
Payments Related with Provisions for Employee Benefits	24	-88.539	-13.585
Income taxes refund (paid)	35	22.461	-60.267
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-78.343	-2.016.227
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	-78.343	-185.922
Cash Outflows from Acquisition of Investment Property	17	0	-1.832.305
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-8.688.182	-27.837.089

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	-7.167.755
Loan Repayments	8	-1.332.600	-7.161.455
Cash Outflows from Other Financial Liabilities	8	0	-6.300
Payments of Lease Liabilities	8	-103.322	-70.891
Interest paid	33	-7.293.419	-20.653.910
Interest Received	33	41.159	55.467
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		5.780.884	-3.630.572
Net increase (decrease) in cash and cash equivalents		5.780.884	-3.630.572
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	14.543.749	7.437.709

