



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2021 - 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 2021 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

BAYCAN AKSU

Sorumlu Ortak Başdenetçi

(İstanbul, 17 Ağustos 2021)

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	1.026.152	1.863.396
Financial Investments	7	0	0
Trade Receivables	10	7.285.499	7.354.815
Trade Receivables Due From Related Parties	10,37	19.139	10.977
Trade Receivables Due From Unrelated Parties	10	7.266.360	7.343.838
Other Receivables	11	174.192	174.267
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	174.192	174.267
Inventories	13	123.071	96.394
Prepayments	26	2.096.813	306.150
Current Tax Assets	35	0	6.321
Other current assets	26	994.895	1.040.084
SUB-TOTAL		11.700.622	10.841.427
Total current assets		11.700.622	10.841.427
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	771.075.720	777.786.000
Property, plant and equipment	18	635.252	644.805
Right of Use Assets	18	198.190	293.916
Intangible assets and goodwill		61.618	65.021
Goodwill	19	0	0
Other intangible assets	19	61.618	65.021
Prepayments	26	0	0
Deferred Tax Asset	35	0	0
Total non-current assets		771.970.780	778.789.742
Total assets		783.671.402	789.631.169
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	47.097.695	30.372.474
Trade Payables	10	3.721.936	2.778.990
Trade Payables to Related Parties	10,37	361.670	248.210
Trade Payables to Unrelated Parties	10	3.360.266	2.530.780
Employee Benefit Obligations	20	342.134	189.908
Other Payables	11	2.989.981	1.291.038
Other Payables to Related Parties	11,37	1.000.687	687
Other Payables to Unrelated Parties	11	1.989.294	1.290.351
Deferred Income Other Than Contract Liabilities	26	1.646.973	2.481.487
Deferred Income Other Than Contract Liabilities From Related Parties	26,37	0	533.362
Deferred Income Other Than Contract Liabilities from Unrelated Parties	26	1.646.973	1.948.125
Current tax liabilities, current	35	0	0
Current provisions	22	1.275.035	1.175.516
Current provisions for employee benefits		0	0
Other current provisions		1.275.035	1.175.516
Other Current Liabilities	26	0	0
SUB-TOTAL		57.073.754	38.289.413
Total current liabilities		57.073.754	38.289.413
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	709.803.056	631.346.548
Other Payables	11	1.674.453	1.472.301
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.674.453	1.472.301
Deferred Income Other Than Contract Liabilities	26	218.669	77.501
Non-current provisions		946.271	958.638

Non-current provisions for employee benefits	24	946.271	958.638
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	32.898.870	44.820.989
Total non-current liabilities		745.541.319	678.675.977
Total liabilities		802.615.073	716.965.390
EQUITY			
Equity attributable to owners of parent	27	-18.943.166	72.665.765
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		-192.349	-141.579
Gains (Losses) on Revaluation and Remeasurement		-192.349	-141.579
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		-39.666.451	162.129.785
Current Period Net Profit Or Loss		-91.558.161	-201.796.236
Non-controlling interests	27	-505	14
Total equity		-18.943.671	72.665.779
Total Liabilities and Equity		783.671.402	789.631.169

Profit or loss [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020	Current Period 3 Months 01.04.2021 - 30.06.2021	Previous Period 3 Months 01.04.2020 - 30.06.2020
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	26.349.684	26.510.176	13.171.273	8.423.403
Cost of sales	28	-14.423.223	-13.028.079	-7.315.251	-5.097.803
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		11.926.461	13.482.097	5.856.022	3.325.600
GROSS PROFIT (LOSS)		11.926.461	13.482.097	5.856.022	3.325.600
General Administrative Expenses	29	-2.982.433	-2.616.521	-1.611.390	-1.289.393
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	146.788	584.338	24.216	130.244
Other Expenses from Operating Activities	31	-8.468.453	-3.626.735	-7.800.673	-781.370
PROFIT (LOSS) FROM OPERATING ACTIVITIES		622.363	7.823.179	-3.531.825	1.385.081
Investment Activity Income	32	618	1.376	245	688
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)		622.981	7.824.555	-3.531.580	1.385.769
Finance income	33	231.226	786.443	26.243	408.517
Finance costs	33	-104.322.314	-91.406.111	-49.040.814	-43.833.795
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-103.468.107	-82.795.113	-52.546.151	-42.039.509
Tax (Expense) Income, Continuing Operations	35	11.909.427	10.542.249	6.566.342	4.606.193
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		11.909.427	10.542.249	6.566.342	4.606.193
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-91.558.680	-72.252.864	-45.979.809	-37.433.316
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-91.558.680	-72.252.864	-45.979.809	-37.433.316
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-519	-435	-244	-226
Owners of Parent		-91.558.161	-72.252.429	-45.979.565	-37.433.090
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	-0,01409000	-0,01112000	-0,00707000	-0,00576000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020	Current Period 3 Months 01.04.2021 - 30.06.2021	Previous Period 3 Months 01.04.2020 - 30.06.2020
Statement of Other Comprehensive Income					
PROFIT (LOSS)		-91.558.680	-72.252.864	-45.979.809	-37.433.316
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-50.770	-65.124	38.465	-4.986
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-63.462	-81.405	48.082	-6.233
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		12.692	16.281	-9.617	1.247
Taxes Relating to Remeasurements of Defined Benefit Plans	24	12.692	16.281	-9.617	1.247
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		-50.770	-65.124	38.465	-4.986
TOTAL COMPREHENSIVE INCOME (LOSS)		-91.609.450	-72.317.988	-45.941.344	-37.438.302
Total Comprehensive Income Attributable to					
Non-controlling Interests		-519	-435	-244	-226
Owners of Parent		-91.608.931	-72.317.553	-45.941.100	-37.438.076

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-91.558.680	-72.252.864
Profit (Loss) from Continuing Operations		-91.558.680	-72.252.864
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,19	226.657	198.897
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.199.516	2.913.129
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	1.200.134	2.914.505
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-618	-1.376
Adjustments for provisions		328.027	200.497
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	228.508	145.482
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	32.456	21.925
Adjustments for (Reversal of) Other Provisions	22	67.063	33.090
Adjustments for Interest (Income) Expenses		16.563.030	16.270.422
Adjustments for Interest Income	33	0	-350
Adjustments for interest expense	33	16.595.564	16.318.940
Unearned Financial Income from Credit Sales	10	-32.534	-48.168
Adjustments for unrealised foreign exchange losses (gains)	8,33	87.706.512	75.039.200
Adjustments for fair value losses (gains)		6.710.280	0
Adjustments for Fair Value Losses (Gains) of Investment Property	31	6.710.280	0
Adjustments for Tax (Income) Expenses	35	-11.909.427	-10.542.249
Adjustments for losses (gains) on disposal of non-current assets	32	0	0
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-1.098.284	-4.681.947
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-8.162	-13.277
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-1.090.122	-4.668.670
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	75	-28.634
Adjustments for decrease (increase) in inventories	13	-26.677	-66.314
Decrease (Increase) in Prepaid Expenses	26	-1.790.663	-1.462.443
Adjustments for increase (decrease) in trade accounts payable	10	942.946	172.182
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	113.460	63.530
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	829.486	108.652
Increase (Decrease) in Employee Benefit Liabilities	20	152.226	239.639
Adjustments for increase (decrease) in other operating payables		1.901.095	1.947.662
Increase (Decrease) in Other Operating Payables to Related Parties	11-37	1.000.000	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	901.095	1.947.662
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26-37	-693.346	-1.004.156
Other Adjustments for Other Increase (Decrease) in Working Capital		45.189	-415.242
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	24	-304.337	-88.539
Income taxes refund (paid)	35	6.321	28.582
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-117.357	-52.773
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control		0	0

Proceeds from borrowings		0	0
Repayments of borrowings		-293.223	-1.332.600
Loan Repayments	8	-293.223	-1.332.600
Cash Outflows from Other Financial Liabilities	8	0	0
Payments of Lease Liabilities	8	-104.847	-65.116
Interest paid	33	-8.722.277	-7.275.905
Interest Received	33	0	350
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-837.244	-2.258.222
Net increase (decrease) in cash and cash equivalents		-837.244	-2.258.222
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	1.863.396	8.762.865
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	1.026.152	6.504.643

