



KAMUYU AYDINLATMA PLATFORMU

EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.
Financial Report
Consolidated
2021 - 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	39.459.119	1.863.396
Financial Investments	7	0	0
Trade Receivables	10	7.983.707	7.354.815
Trade Receivables Due From Related Parties	10,37	9.158	10.977
Trade Receivables Due From Unrelated Parties	10	7.974.549	7.343.838
Other Receivables	11	201.772	174.267
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	201.772	174.267
Inventories	13	156.073	96.394
Prepayments	26	1.204.577	306.150
Current Tax Assets	35	11.554	6.321
Other current assets	26	1.012.241	1.040.084
SUB-TOTAL		50.029.043	10.841.427
Total current assets		50.029.043	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	722.310.424	777.786.000
Property, plant and equipment	18	901.222	644.805
Right of Use Assets	18	452.322	293.916
Intangible assets and goodwill		58.663	65.021
Goodwill	19	0	0
Other intangible assets	19	58.663	65.021
Prepayments	26	0	0
Deferred Tax Asset	35	0	0
Total non-current assets		723.722.631	778.789.742
Total assets		773.751.674	789.631.169
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	50.835.080	30.372.474
Trade Payables	10	3.251.148	2.778.990
Trade Payables to Related Parties	10,37	114.460	248.210
Trade Payables to Unrelated Parties	10	3.136.688	2.530.780
Employee Benefit Obligations	20	223.716	189.908
Other Payables	11	1.503.522	1.291.038
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	1.502.835	1.290.351
Deferred Income Other Than Contract Liabilities	26	1.684.041	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	1.684.041	1.948.125
Current tax liabilities, current	35	0	0
Current provisions	22	1.321.580	1.175.516
Current provisions for employee benefits		0	0
Other current provisions		1.321.580	1.175.516
Other Current Liabilities	26	0	0
SUB-TOTAL		58.819.087	38.289.413
Total current liabilities		58.819.087	38.289.413
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	695.519.402	631.346.548
Other Payables	11	1.121.078	1.472.301
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.121.078	1.472.301
Deferred Income Other Than Contract Liabilities	26	350.919	77.501
Non-current provisions		642.839	958.638

Non-current provisions for employee benefits	24	642.839	958.638
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	24.648.022	44.820.989
Total non-current liabilities		722.282.260	678.675.977
Total liabilities		781.101.347	716.965.390
EQUITY			
Equity attributable to owners of parent	27	-7.349.178	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		-124.979	-141.579
Gains (Losses) on Revaluation and Remeasurement		-124.979	-141.579
Other Gains (Losses)		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		-80.031.543	-201.796.236
Non-controlling interests	27	-495	14
Total equity		-7.349.673	72.665.779
Total Liabilities and Equity		773.751.674	789.631.169

Profit or loss [abstract]

Presentation Currency	TL
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	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	47.756.470	42.661.836	21.406.786	16.151.660
Cost of sales	28	-25.024.354	-21.523.590	-10.601.131	-8.495.511
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		22.732.116	21.138.246	10.805.655	7.656.149
GROSS PROFIT (LOSS)		22.732.116	21.138.246	10.805.655	7.656.149
General Administrative Expenses	29	-5.067.603	-4.065.356	-2.085.170	-1.448.835
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	924.012	1.219.625	777.224	635.287
Other Expenses from Operating Activities	31	-2.783.404	-3.750.774	5.685.049	-124.039
PROFIT (LOSS) FROM OPERATING ACTIVITIES		15.805.121	14.541.741	15.182.758	6.718.562
Investment Activity Income	32	618	2.072	0	696
Investment Activity Expenses	32	-6.749.522	0	-6.749.522	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		9.056.217	14.543.813	8.433.236	6.719.258
Finance income	33	1.631.410	1.801.150	1.400.184	1.014.707
Finance costs	33	-110.896.796	-204.299.441	-6.574.482	-112.893.330
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-100.209.169	-187.954.478	3.258.938	-105.159.365
Tax (Expense) Income, Continuing Operations	35	20.177.117	24.610.305	8.267.690	14.068.056
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		20.177.117	24.610.305	8.267.690	14.068.056
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-80.032.052	-163.344.173	11.526.628	-91.091.309
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-80.032.052	-163.344.173	11.526.628	-91.091.309
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-509	-985	10	-550
Owners of Parent		-80.031.543	-163.343.188	11.526.618	-91.090.759
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	-0,01231000	-0,02513000	0,00177000	-0,01401000
Diluted Earnings Per Share					

Statement of Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Statement of Other Comprehensive Income					
PROFIT (LOSS)		-80.032.052	-163.344.173	11.526.628	-91.091.309
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss					
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	20.750	-61.537	84.212	19.868
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-4.150	12.308	-16.842	-3.973
Taxes Relating to Remeasurements of Defined Benefit Plans	24	-4.150	12.308	-16.842	-3.973
Other Comprehensive Income That Will Be Reclassified to Profit or Loss					
		0	0		
OTHER COMPREHENSIVE INCOME (LOSS)		16.600	-49.229	67.370	15.895
TOTAL COMPREHENSIVE INCOME (LOSS)		-80.015.452	-163.393.402	11.593.998	-91.075.414
Total Comprehensive Income Attributable to					
Non-controlling Interests		-509	-985	10	-550
Owners of Parent		-80.014.943	-163.392.417	11.593.988	-91.074.864

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-80.032.052	-163.344.173
Profit (Loss) from Continuing Operations		-80.032.052	-163.344.173
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18,19	342.808	297.635
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-692.940	2.711.158
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	-692.322	2.713.230
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-618	-2.072
Adjustments for provisions		549.670	291.921
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	403.606	206.006
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	38.692	32.887
Adjustments for (Reversal of) Other Provisions	22	107.372	53.028
Adjustments for Interest (Income) Expenses		25.052.505	28.320.009
Adjustments for Interest Income	33	-229.150	-41.159
Adjustments for interest expense	33	25.285.377	28.416.694
Unearned Financial Income from Credit Sales	10	-3.722	-55.526
Adjustments for unrealised foreign exchange losses (gains)	8,33	85.425.361	175.781.105
Adjustments for fair value losses (gains)		0	0
Adjustments for Fair Value Losses (Gains) of Investment Property			0
Adjustments for Tax (Income) Expenses	35	-20.177.117	-24.610.305
Adjustments for losses (gains) on disposal of non-current assets	32	6.749.522	0
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		67.152	-4.232.989
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	1.819	-16.235
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	65.333	-4.216.754
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-27.505	-26.834
Adjustments for decrease (increase) in inventories	13	-59.679	226.184
Decrease (Increase) in Prepaid Expenses	26	-898.427	-622.920
Adjustments for increase (decrease) in trade accounts payable	10	472.158	-177.002
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	-133.750	21.060
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	605.908	-198.062
Increase (Decrease) in Employee Benefit Liabilities	20	33.808	210.428
Adjustments for increase (decrease) in other operating payables		-138.739	2.036.951
Increase (Decrease) in Other Operating Payables to Related Parties	11,37	0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	-138.739	2.036.951
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-524.028	-1.744.610
Other Adjustments for Other Increase (Decrease) in Working Capital		27.844	-503.071
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits	24	-698.655	-88.539
Income taxes refund (paid)	35	-5.233	22.461
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-482.200	-78.343
Cash Inflows from Sale of Investment Property	17	59.469.720	0
Cash Outflows from Acquisition of Investment Property	17	-10.704.424	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
		-26.153.826	-8.688.182

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		-912.033	-1.332.600
Loan Repayments	8	-912.033	-1.332.600
Cash Outflows from Other Financial Liabilities	8	0	0
Payments of Lease Liabilities	8	-162.602	-103.322
Interest paid	33	-25.308.341	-7.293.419
Interest Received	33	229.150	41.159
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		37.595.723	5.780.884
Net increase (decrease) in cash and cash equivalents		37.595.723	5.780.884
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	39.459.119	14.543.749

