

**EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş.**  
**Financial Report**  
**Consolidated**  
**2019 - 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 30.09.2019	Previous Period 31.12.2018
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	7.437.709	11.068.281
Financial Investments	7	0	0
Trade Receivables	10	9.551.008	8.972.133
Trade Receivables Due From Related Parties	10,37	1.169	7.175
Trade Receivables Due From Unrelated Parties	10	9.549.839	8.964.958
Other Receivables	11	165.276	165.276
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	165.276	165.276
Inventories	13	588.432	492.706
Prepayments	26	1.378.442	1.029.100
Current Tax Assets	35	28.634	29.034
Other current assets	26	1.459.878	65.645
<b>SUB-TOTAL</b>		<b>20.609.379</b>	<b>21.822.175</b>
<b>Total current assets</b>		<b>20.609.379</b>	<b>21.822.175</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	7	0	0
Other Receivables	11	0	0
Investments accounted for using equity method	16	0	0
Investment property	17	736.342.305	734.510.000
Property, plant and equipment	18	807.811	913.065
Right of Use Assets	18	297.187	0
Intangible assets and goodwill		78.809	9.630
Goodwill	19	0	0
Other intangible assets	19	78.809	9.630
Prepayments	26	281.231	584.455
Deferred Tax Asset	35	0	0
<b>Total non-current assets</b>		<b>737.807.343</b>	<b>736.017.150</b>
<b>Total assets</b>		<b>758.416.722</b>	<b>757.839.325</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	33.259.510	43.296.634
Trade Payables	10	3.619.435	2.461.286
Trade Payables to Related Parties	10,37	99.120	79.886
Trade Payables to Unrelated Parties	10	3.520.315	2.381.400
Employee Benefit Obligations	20	337.516	163.163
Other Payables	11	1.687.857	748.176
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	1.687.170	747.489
Deferred Income Other Than Contract Liabilities	26	3.229.216	1.474.291
Current tax liabilities, current	35	0	60.667
Current provisions	22	1.022.925	913.859
Current provisions for employee benefits		0	0
Other current provisions		1.022.925	913.859
Other Current Liabilities	26	0	0
<b>SUB-TOTAL</b>		<b>43.156.459</b>	<b>49.118.076</b>
<b>Total current liabilities</b>		<b>43.156.459</b>	<b>49.118.076</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	8	409.463.185	394.700.602
Other Payables	11	739.222	630.032
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	739.222	630.032
Deferred Income Other Than Contract Liabilities	26	116.250	1.275.000
Non-current provisions		679.415	542.990
Non-current provisions for employee benefits	24	679.415	542.990
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	66.284.978	66.010.070

Total non-current liabilities		477.283.050	463.158.694
Total liabilities		520.439.509	512.276.770
EQUITY			
Equity attributable to owners of parent	27	237.976.126	245.561.419
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		-107.045	-129.353
Gains (Losses) on Revaluation and Remeasurement		-107.045	-129.353
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		133.216.977	116.968.257
Current Period Net Profit Or Loss		-7.607.601	16.248.720
Non-controlling interests	27	1.087	1.136
Total equity		237.977.213	245.562.555
Total Liabilities and Equity		758.416.722	757.839.325

# Profit or loss [abstract]

Presentation Currency	TL
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	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Profit or loss [abstract]					
PROFIT (LOSS)					
Revenue	28	52.808.289	47.778.460	18.479.243	18.148.958
Cost of sales	28	-23.484.921	-19.122.718	-8.438.671	-6.647.180
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		29.323.368	28.655.742	10.040.572	11.501.778
GROSS PROFIT (LOSS)		29.323.368	28.655.742	10.040.572	11.501.778
General Administrative Expenses	29	-3.929.047	-3.773.248	-1.282.237	-1.159.498
Marketing Expenses	29	0	0	0	0
Other Income from Operating Activities	31	1.658.531	2.516.650	451.595	1.453.175
Other Expenses from Operating Activities	31	-2.228.730	-3.716.047	-764.463	-2.393.021
PROFIT (LOSS) FROM OPERATING ACTIVITIES		24.824.122	23.683.097	8.445.467	9.402.434
Investment Activity Income	32	4.066	557	696	-2.299
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)		24.828.188	23.683.654	8.446.163	9.400.135
Finance income	33	97.211	1.552.513	-217.886	204.131
Finance costs	33	-32.263.718	-195.907.706	19.156.282	-126.337.653
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-7.338.319	-170.671.539	27.384.559	-116.733.387
Tax (Expense) Income, Continuing Operations	35	-269.331	24.044.225	-4.558.231	17.151.458
Current Period Tax (Expense) Income		0	-625.793	0	-31.896
Deferred Tax (Expense) Income		-269.331	24.670.018	-4.558.231	17.183.354
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-7.607.650	-146.627.314	22.826.328	-99.581.929
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-7.607.650	-146.627.314	22.826.328	-99.581.929
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-49	-897	136	-599
Owners of Parent		-7.607.601	-146.626.417	22.826.192	-99.581.330
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	-0,00117000	-0,02256000	0,00351000	-0,01532000
Diluted Earnings Per Share					

# Statement of Other Comprehensive Income

Presentation Currency	TL
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	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
<b>Statement of Other Comprehensive Income</b>					
PROFIT (LOSS)		-7.607.650	-146.627.314	22.826.328	-99.581.929
<b>OTHER COMPREHENSIVE INCOME</b>					
<b>Other Comprehensive Income that will not be Reclassified to Profit or Loss</b>		<b>22.308</b>	<b>-31.410</b>	<b>15.195</b>	<b>9.906</b>
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	27.885	-39.263	18.994	12.383
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-5.577	7.853	-3.799	-2.477
Taxes Relating to Remeasurements of Defined Benefit Plans	24	-5.577	7.853	-3.799	-2.477
<b>Other Comprehensive Income That Will Be Reclassified to Profit or Loss</b>		<b>0</b>	<b>0</b>		
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>22.308</b>	<b>-31.410</b>	<b>15.195</b>	<b>9.906</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-7.585.342</b>	<b>-146.658.724</b>	<b>22.841.523</b>	<b>-99.572.023</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		-49	-897	136	-599
Owners of Parent		-7.585.293	-146.657.827	22.841.387	-99.571.424

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>26.222.744</b>	<b>25.719.478</b>
Profit (Loss)		-7.607.650	-146.627.314
Profit (Loss) from Continuing Operations		-7.607.650	-146.627.314
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>34.299.206</b>	<b>174.304.417</b>
Adjustments for depreciation and amortisation expense	18,19	322.720	284.025
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.286.066	2.250.169
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	1.288.132	2.250.726
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-2.066	-557
Adjustments for provisions		286.961	168.426
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	177.895	91.203
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	16.834	8.894
Adjustments for (Reversal of) Other Provisions	22	92.232	68.329
Adjustments for Interest (Income) Expenses		20.804.813	17.270.622
Adjustments for Interest Income	33	-55.467	-182.420
Adjustments for interest expense	33	20.890.856	17.361.187
Unearned Financial Income from Credit Sales	10	-30.576	91.855
Adjustments for unrealised foreign exchange losses ( gains)	8,33	11.331.315	178.375.400
Adjustments for fair value losses (gains)		0	0
Adjustments for Tax (Income) Expenses	35	269.331	-24.044.225
Adjustments for losses (gains) on disposal of non-current assets	32	-2.000	0
<b>Changes in Working Capital</b>		<b>-394.960</b>	<b>-1.047.779</b>
Adjustments for decrease (increase) in trade accounts receivable		-1.836.431	-4.228.271
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	6.006	-5.061
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-1.842.437	-4.223.210
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	0	0
Adjustments for decrease (increase) in inventories	13	-95.726	17.648
Decrease (Increase) in Prepaid Expenses	26	-46.118	-849.573
Adjustments for increase (decrease) in trade accounts payable	10	1.158.149	1.353.312
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	19.234	39.294
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	1.138.915	1.314.018
Increase (Decrease) in Employee Benefit Liabilities	20	174.353	78.308
Adjustments for increase (decrease) in other operating payables	11	1.048.871	1.348.089
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	1.048.871	1.348.089
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	596.175	1.192.647
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.394.233	40.061
<b>Cash Flows from (used in) Operations</b>		<b>26.296.596</b>	<b>26.629.324</b>
Payments Related with Provisions for Employee Benefits	24	-13.585	0
Income taxes refund (paid)	35	-60.267	-909.846
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-2.016.227</b>	<b>-71.205</b>
Proceeds from sales of property, plant, equipment and intangible assets	18,19	2.000	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-185.922	-71.205
Cash Outflows from Acquisition of Investment Property	17	-1.832.305	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-27.837.089</b>	<b>-23.948.567</b>

Proceeds from changes in ownership interests in subsidiaries that do not result in loss of control		0	120
Repayments of borrowings	8	-7.167.755	-7.393.650
Loan Repayments	8	-7.161.455	-7.393.650
Cash Outflows from Other Financial Liabilities	8	-6.300	0
Payments of Lease Liabilities	8	-70.891	0
Interest paid	33	-20.653.910	-16.743.419
Interest Received	33	55.467	188.382
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-3.630.572	1.699.706
Net increase (decrease) in cash and cash equivalents		-3.630.572	1.699.706
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	11.068.281	11.544.065
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	7.437.709	13.243.771

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