

KAMUYU AYDINLATMA PLATFORMU

# EDİP GAYRİMENKUL YATIRIM SANAYİ VE TİCARET A.Ş. Financial Report Consolidated 2021 - 1. 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 31.03.2021	Previous Period 31.12.2020
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	713.222	1.863.3
Financial Investments	7	0	
Trade Receivables	10	7.850.327	7.354.8
Trade Receivables Due From Related Parties	10,37	15.100	10.9
Trade Receivables Due From Unrelated Parties	10	7.835.227	7.343.8
Other Receivables	11	187.388	174.2
Other Receivables Due From Related Parties Other Receivables Due From Unrelated Parties	11,37	0 187.388	174.2
Inventories	11 13	128.316	96.3
Prepayments	26	3.038.697	96 306.:
Current Tax Assets	35	0	6.3
Other current assets	26	1.030.436	1.040.
SUB-TOTAL	20	12.948.386	10.841.
Total current assets		12.948.386	10.841.
NON-CURRENT ASSETS			20.012
	7		
Financial Investments Trade Receivables	7	0	
	10 16	0	
Investments accounted for using equity method Investment property	17	777.786.000	777.786.
Property, plant and equipment	18	624.438	644.
Right of Use Assets	18	246.053	293.
Intangible assets and goodwill	10	58.685	65.
Goodwill	19	0	
Other intangible assets	19	58.685	65
Prepayments	26	0	
Deferred Tax Asset	35	0	
Total non-current assets		778.715.176	778.789.
Total assets		791.663.562	789.631.
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	
Current Portion of Non-current Borrowings	8	49.052.312	30.372.
Trade Payables	10	3.776.030	2.778
Trade Payables to Related Parties	10,37	232.460	248.
Trade Payables to Unrelated Parties	10	3.543.570	2.530
Employee Benefit Obligations	20	275.602	189
Other Payables	11	2.069.826	1.291
Other Payables to Related Parties	11,37	687	
Other Payables to Unrelated Parties	11	2.069.139	1.290
Deferred Income Other Than Contract Liabilities	26	1.940.819	2.481.
Deferred Income Other Than Contract Liabilities From Related Parties	26,37	0	533.
Deferred Income Other Than Contract Liabilities from Unrelated Parties	26	1.940.819	1.948.
Current tax liabilities, current	35	0	
Current provisions	22	1.216.902	1.175.
Current provisions for employee benefits		0	
Other current provisions		1.216.902	1.175.
Other Current Liabilities	26	0	
SUB-TOTAL		58.331.491	38.289.
Total current liabilities		58.331.491	38.289.
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	664.081.648	631.346
Other Payables	11	1.589.120	1.472.
Other Payables to Related Parties	11,37	0	
Other Payables to Unrelated parties	11	1.589.120	1.472.
Deferred Income Other Than Contract Liabilities	26	69.751	77.
Non-current provisions		1.138.284	958.

Non-current provisions for employee benefits	24	1.138.284	958.638
Other non-current provisions	22	0	0
Deferred Tax Liabilities	35	39.455.595	44.820.989
Total non-current liabilities		706.334.398	678.675.977
Total liabilities		764.665.889	716.965.390
EQUITY			
Equity attributable to owners of parent	27	26.997.934	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		-230.814	-141.579
Gains (Losses) on Revaluation and Remeasurement		-230.814	-141.579
Other Gains (Losses)		0	0
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
<b>Restricted Reserves Appropriated From Profits</b>		2.067.777	2.067.777
Prior Years' Profits or Losses		-39.666.451	162.129.785
Current Period Net Profit Or Loss		-45.578.596	-201.796.236
Non-controlling interests	27	-261	14
Total equity		26.997.673	72.665.779
Total Liabilities and Equity		791.663.562	789.631.169



#### Profit or loss [abstract]

Presentation Currency TL Nature of Financial Statements Consolidated

Current Period Previous Period Footnote Reference 01.01.2021 -01.01.2020 -31.03.2021 31.03.2020 Profit or loss [abstract] **PROFIT (LOSS)** 28 Revenue 13.178.411 18.086.773 -7.107.972 Cost of sales 28 -7.930.276 GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS 6.070.439 10.156.497 **GROSS PROFIT (LOSS)** 6.070.439 10.156.497 General Administrative Expenses 29 -1.371.043 -1.327.128 29 Marketing Expenses 0 0 Other Income from Operating Activities 31 122.572 454.094 Other Expenses from Operating Activities 31 -2.845.365 -667.780 PROFIT (LOSS) FROM OPERATING ACTIVITIES 4.154.188 6.438.098 **Investment Activity Income** 32 373 688 32 0 Investment Activity Expenses 0 Share of Profit (Loss) from Investments Accounted for Using 0 0 16 Equity Method PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) 4.154.561 6.438.786 Finance income 33 204.983 377.926 33 -47.572.316 Finance costs -55.281.500 PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX -50.921.956 -40.755.604 5.936.056 Tax (Expense) Income, Continuing Operations 35 5.343.085 Current Period Tax (Expense) Income 0 0 Deferred Tax (Expense) Income 5.343.085 5.936.056 PROFIT (LOSS) FROM CONTINUING OPERATIONS -45.578.871 -34.819.548 PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS 0 0 PROFIT (LOSS) -45.578.871 -34.819.548 Profit (loss), attributable to [abstract] Non-controlling Interests -275 -209 **Owners of Parent** -45.578.596 -34.819.339 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 -0,00701000 -0,00536000 **Diluted Earnings Per Share** 



# Statement of Other Comprehensive Income

Presentation Currency TL Nature of Financial Statements Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of Other Comprehensive Income			
PROFIT (LOSS)		-45.578.871	-34.819.548
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-89.235	-60.138
Gains (Losses) on Remeasurements of Defined Benefit Plans	24	-111.544	-75.172
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		22.309	15.034
Taxes Relating to Remeasurements of Defined Benefit Plans	24	22.309	15.034
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-89.235	-60.138
TOTAL COMPREHENSIVE INCOME (LOSS)		-45.668.106	-34.879.686
Total Comprehensive Income Attributable to			
Non-controlling Interests		-275	-209
Owners of Parent		-45.667.831	-34.879.477



## Statement of cash flows (Indirect Method)

 Presentation Currency
 TL

 Nature of Financial Statements
 Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		2.739.964	7.421.18
Profit (Loss)		-45.578.871	-34.819.54
Profit (Loss) from Continuing Operations		-45.578.871	-34.819.54
Adjustments to Reconcile Profit (Loss)		50.430.489	44.249.27
Adjustments for depreciation and amortisation expense	18,19	112.104	101.79
Adjustments for Impairment Loss (Reversal of Impairment Loss)		268.778	2.448.81
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	10	269.151	2.449.50
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-373	-68
Adjustments for provisions		121.877	116.44
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	80.491	86.12
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	13.187	10.96
Adjustments for (Reversal of) Other Provisions	22	28.199	19.36
Adjustments for Interest (Income) Expenses		7.900.672	7.471.61
Adjustments for Interest Income	33	0	
Adjustments for interest expense	33	7.897.768	7.505.17
Unearned Financial Income from Credit Sales	10	2.904	-33.55
Adjustments for unrealised foreign exchange losses ( gains)	8,33	47.370.143	40.046.66
Adjustments for fair value losses (gains)		0	
Adjustments for Fair Value Losses (Gains) of Investment Property	31	0	
Adjustments for Tax (Income) Expenses	35	-5.343.085	-5.936.05
Adjustments for losses (gains) on disposal of non-current		-5.5+5.005	-5.550.05
assets	32	0	
Changes in Working Capital		-2.105.586	-1.948.63
Adjustments for decrease (increase) in trade accounts		707 507	-2.630.60
receivable Decrease (Increase) in Trade Accounts Receivables		-767.567	-2.630.60
from Related Parties	10,37	-4.123	-6.80
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-763.444	-2.623.80
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-13.121	-28.63
Adjustments for decrease (increase) in inventories	13	-31.922	
Decrease (Increase) in Prepaid Expenses	26	-2.732.547	-2.451.64
Adjustments for increase (decrease) in trade accounts payable	10	997.040	572.89
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	-15.750	-34.22
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	1.012.790	607.11
Increase (Decrease) in Employee Benefit Liabilities	20	85.694	26.15
Adjustments for increase (decrease) in other operating payables	11	895.607	3.261.61
Increase (Decrease) in Other Operating Payables to Related Parties		0	
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	895.607	3.261.61
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	-548.418	-486.46
Other Adjustments for Other Increase (Decrease) in Working Capital		9.648	-211.96
Cash Flows from (used in) Operations		2.746.032	7.481.09
Payments Related with Provisions for Employee Benefits	24	-12.389	-88.53
Income taxes refund (paid)	35	6.321	28.63
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-37.165	-37.48
Proceeds from sales of property, plant, equipment and intangible assets	18,19	0	
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-37.165	-37.48
Cash Outflows from Acquition of Investment Property	17	0	

CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-3.852.973	-8.620.851
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	-50.881	-31.353
Interest paid	33	-3.508.869	-7.256.898
Interest Received	33	0	0
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.150.174	-1.237.152
Net increase (decrease) in cash and cash equivalents		-1.150.174	-1.237.152
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	713.222	7.525.713



Presentation Currency	TL
Nature of Financial Statements	Consolidated

																iquity											
														Equity	attributable to owners of pare	nt [member]											
		Footnote Reference									Other Accumulated Comp	orehensive Income T	nat Will Not Be Recla	ssified In Profit O	Dr Loss				Other	r Accumulated Comprehensive Incon	ne That Will Be Recla	ssified In Profit Or Los	s			Retained Earnings	Non controlling
			Balancin Issued Inflation Account Adjustments for	ng Additional It Capital Contribution	Capital Treasury Adjustments Shares to	Share Combinat s due premiums Effects	s of Put Option tions of Revaluation s or Fund Related sses with	Share Based Accu	Gains/L Imulated	osses on Revaluation	and Remeasurement [m	G		Gains (Losses) on Hedging	Share Of Other Comprehensive income Of	Other	R	Reserve Of Gains or Hedge		Gains (Losses) on Revaluation and Re	eclassification	Change in	Change in Comprehensive I	er Restricte Reserves	ed Other equity interest	Advance Dividend	interests [ member]
			Capital on Capital Merger Capital		e Shares to Cross-Owner:	rship discounts Under Co Cont	mmon Non-controlling	Inves	s (Losses) from tments in Increa quity Decreas	00	Gains (Losses) on O Remeasurements Reva	V Dther Lia aluation to	alue of Financial bility Attributable Change in Credit	nstruments that Hedge Investments in Fouity	Associates And Joint Ventures Accounted for Using Equity Method that will not be Reclassified to	Exchange Differences on Gains ( I osses)	Exchange Differences on Translation	Gains or Losses or Cash Hedges or Flow Net	n Other Gai n Gains Rer or or R	ins (Losses) on measuring and/ Reclassification	Reserve of Other Remeasuring	of Time Value of Value of Value of Ontions Value of Forward Of Forward	Change in Value of Foreign Currency Basis Consold will be Reclassifi	od that Losses	ts l member ] ] ]	Prior Years' (Net) Profits or Losses Or Loss	
								Inst	ruments Revalua Propert and Equ	y, Plant ipment Assets	of Defined Incr Benefit Plans Dec	reases ( :reases)	Risk of Liability	Instruments	Profit or Loss	,	F	Hedges Investmen in Foreigr Operation		of Value through ailable-for-sale nancial Assets Income	or Reclassification Adjustments	Contracts	Spreads Profit or Los	s			
	Statement of changes in equity [abstract]	_																									
	Statement of changes in equity [line items]																										
	Equity at beginning of period Adjustments Related to Accounting Policy Changes		65.000.000 45.301.980	0 0 0	0	0 104.038	0 0	0	0	0	0 -94.130	0 -94.130	0	0	0	0 0	94.130 0	0	0 00	0 0	0 0 0	0 0	0	0 0 0 2.067.7	77 0 0	0 0 133.216.977 28.912.808 0 274.5	1.269 274.510.719
	Adjustments Related to Required Changes in																										
	Accounting Policies Adjustments Related to Voluntary Changes in Accounting Policies																										
	Adjustments Related to Errors																										
	Other Restatements																										
	Restated Balances																										
	Transfers Total Comprehensive Income (Loss)	27	0 0	0 0 0	0 0	0 0	0 0	0	0	0	0 0	0 0	0	0					0 0 0	0	0 0 0		0			0 0 28.912.808 -28.912.808 0	0 0 0
	Total Comprehensive Income (Loss) Profit (loss)	27	0 0			0 0	0 0	0	0	0	0 -60.138	0 -60.138	0	0		0 0 -			0 0 0	0 0			0		0 0 0	0 0 0 -34.819.339 0 -34.8 0 0 0 -34.819.339 0 -34.8	
	Other Comprehensive Income (Loss)	27	0 0			0 0	0 0	0	0	0	0 -60.138	0 -60.138	0			0 0			0 00	0 0		0 0				0 0 0 -34.819.339 0 -34.8	
	Issue of equity																-										
	Capital Decrease																										
	Capital Advance																										
	Effect of Merger or Liquidation or Division																										
	Effects of Business Combinations Under Common Control																										
	Advance Dividend Payments Dividends Paid																										
us Period ) - 31.03.2020	Decrease through Other Distributions to Owners																										
	Increase (Decrease) through Treasury Share Transactions																										
	Increase (Decrease) through Share-Based Payment Transactions																										
	Acquisition or Disposal of a Subsidiary																										
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control equity.																										
	control, equity Transactions with noncontrolling shareholders																										
	Increase through Other Contributions by Owners																										
	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																										
	Accounting is Applied Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair																										
	Value Hedge Accounting is Applied Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of																										
	Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																										
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm																										
	Commitment for which fair Value Hedge Accounting is Applied																										
	Increase (decrease) through other changes, equity Equity at end of period	27	65.000.000 45.301.980	0		0 104.038	0 0	0		•	0 154.000			0		0 0	-		0 00	0 0		0 0		0 0 000000	77 0	0 0 162.129.785 -34.819.339 0 239.6	29.973 1.060 239.631.033
	Statement of changes in equity [abstract]		-310001030 -1010011300					<b>v</b>			0 -154.268	154.268	v	U	, i i i i i i i i i i i i i i i i i i i	<b>, , ,</b>	- 0 54.268	·			00						1000 235,031,033
	Statement of changes in equity [line items]																										
	Equity at beginning of period		65.000.000 45.301.980	0 0 0	0 0	0 104.038	0 0	0	0	0	0 -141.579	0 141.579	0	0	0	ر <sup>0</sup> 0	- 41.579 0	0	0 0 0	0 0	0 0 0	0 0	0	0 0 0 2.067.7	77 0 0	0 0 162.129.785 - 0 72.6	55.765 14 72.665.779
	Adjustments Related to Accounting Policy Changes																										
	Adjustments Related to Required Changes in Accounting Policies																										
	Adjustments Related to Voluntary Changes in Accounting Policies																										
	Adjustments Related to Errors Other Restatements																										
	Restated Balances																										
		27	0 0	0 0 0	0 0	0 0	0 0	0	0	0	0 0	0 0	0	0	0	0 0	0 0	0	0 0 0	0 0	0 0	0 0	0	0 0 0	0 0 0	0 0 0 201.796.236 0	0 0 0
	Total Comprehensive Income (Loss)	27	0 0												0					0 0						0 0 0 -45.578.596 0 -45.6	
	Profit (loss)		0 0	0 0 0	0 0	0 0	0 0	0	0	0	0 0	0 0	0	0	0	0 0	0 0	0	0 0 0	0 0	0 0	0 0	0	0 0 0	0 0 0	0 0 0 -45.578.596 0 -45.5	78.596 -275 -45.578.871
	Other Comprehensive Income (Loss)	27	0 0	0 0 0	0 0	0 0	0 0	0	0	0	0 -89.235	0 -89.235	0	0	0	0 0 -	89.235 0	0	0 0 0	0 0	0 0 0	0 0	0	0 0 0	0 0 0	0 0 0 0 -	-89.235
	Issue of equity																										
	Capital Decrease Capital Advance																										
	Effect of Merger or Liquidation or Division																										
	Effects of Business Combinations Under Common Control																										
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	Advance Dividend Payments																												
urrent Period	Dividends Paid																												
2021 - 31.03.2021	Decrease through Other Distributions to Owners																												
	Increase (Decrease) through Treasury Share Transactions																												
	Increase (Decrease) through Share-Based Payment Transactions																												
	Acquisition or Disposal of a Subsidiary																												
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity																												
	Transactions with noncontrolling shareholders																												
	Increase through Other Contributions by Owners																												
	Amount Removed from Reserve of Cash Flow Hedges and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																												
	Amount Removed from Reserve of Change in Value of Time Value of Options and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																												
	Amount Removed from Reserve of Change in Value of Forward Elements of Forward Contracts and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which Fair Value Hedge Accounting is Applied																												
	Amount Removed from Reserve of Change in Value of Foreign Currency Basis Spreads and Included in Initial Cost or Other Carrying Amount of Non-Financial Asset (Liability) or Firm Commitment for which fair Value Hedge Accounting is Applied																												
	Increase (decrease) through other changes, equity																												
	Equity at end of period	27	65.000.000 45.301.980	0 0	0 0	0 104.038	0	0 0	0	0 0	-230.814	0 230.814	0	0	0 0	0 230.814	0 0	0 00	0	0	0 0	0 0	0	0 0	0 2.067.777	0 0	0 -39.666.451 -45.578	3.596 0 26.997.934	-261 26.997.67