

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
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	713.222	1.863.396
Financial Investments	7	0	0
Trade Receivables	10	7.850.327	7.354.815
Trade Receivables Due From Related Parties	10,37	15.100	10.977
Trade Receivables Due From Unrelated Parties	10	7.835.227	7.343.838
Other Receivables	11	187.388	174.267
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	187.388	174.267
Inventories	13	128.316	96.394
Prepayments	26	3.038.697	306.150
Current Tax Assets	35	0	6.321
Other current assets	26	1.030.436	1.040.084
SUB-TOTAL		12.948.386	10.841.427
Total current assets		12.948.386	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	777.786.000	777.786.000
Property, plant and equipment	18	624.438	644.805
Right of Use Assets	18	246.053	293.916
Intangible assets and goodwill		58.685	65.021
Goodwill	19	0	0
Other intangible assets	19	58.685	65.021
Prepayments	26	0	0
Deferred Tax Asset	35	0	0
Total non-current assets		778.715.176	778.789.742
Total assets		791.663.562	789.631.169
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	0	0
Current Portion of Non-current Borrowings	8	49.052.312	30.372.474
Trade Payables	10	3.776.030	2.778.990
Trade Payables to Related Parties	10,37	232.460	248.210
Trade Payables to Unrelated Parties	10	3.543.570	2.530.780
Employee Benefit Obligations	20	275.602	189.908
Other Payables	11	2.069.826	1.291.038
Other Payables to Related Parties	11,37	687	687
Other Payables to Unrelated Parties	11	2.069.139	1.290.351
Deferred Income Other Than Contract Liabilities	26	1.940.819	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	1.940.819	1.948.125
Current tax liabilities, current	35	0	0
Current provisions	22	1.216.902	1.175.516
Current provisions for employee benefits		0	0
Other current provisions		1.216.902	1.175.516
Other Current Liabilities	26	0	0
SUB-TOTAL		58.331.491	38.289.413
Total current liabilities		58.331.491	38.289.413
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	664.081.648	631.346.548
Other Payables	11	1.589.120	1.472.301
Other Payables to Related Parties	11,37	0	0
Other Payables to Unrelated parties	11	1.589.120	1.472.301
Deferred Income Other Than Contract Liabilities	26	69.751	77.501
Non-current provisions		1.138.284	958.638

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
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		-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]

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	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Profit or loss [abstract]			
PROFIT (LOSS)			
Revenue	28	13.178.411	18.086.773
Cost of sales	28	-7.107.972	-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
Marketing Expenses	29	0	0
Other Income from Operating Activities	31	122.572	454.094
Other Expenses from Operating Activities	31	-667.780	-2.845.365
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.154.188	6.438.098
Investment Activity Income	32	373	688
Investment Activity Expenses	32	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	0	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.154.561	6.438.786
Finance income	33	204.983	377.926
Finance costs	33	-55.281.500	-47.572.316
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-50.921.956	-40.755.604
Tax (Expense) Income, Continuing Operations	35	5.343.085	5.936.056
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
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	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
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		2.739.964	7.421.188
Profit (Loss)		-45.578.871	-34.819.548
Profit (Loss) from Continuing Operations		-45.578.871	-34.819.548
Adjustments to Reconcile Profit (Loss)		50.430.489	44.249.277
Adjustments for depreciation and amortisation expense	18,19	112.104	101.792
Adjustments for Impairment Loss (Reversal of Impairment Loss)		268.778	2.448.818
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	269.151	2.449.506
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Property, Plant and Equipment		-373	-688
Adjustments for provisions		121.877	116.445
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	80.491	86.121
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	13.187	10.962
Adjustments for (Reversal of) Other Provisions	22	28.199	19.362
Adjustments for Interest (Income) Expenses		7.900.672	7.471.618
Adjustments for Interest Income	33	0	0
Adjustments for interest expense	33	7.897.768	7.505.172
Unearned Financial Income from Credit Sales	10	2.904	-33.554
Adjustments for unrealised foreign exchange losses (gains)	8,33	47.370.143	40.046.660
Adjustments for fair value losses (gains)		0	0
Adjustments for Fair Value Losses (Gains) of Investment Property	31	0	0
Adjustments for Tax (Income) Expenses	35	-5.343.085	-5.936.056
Adjustments for losses (gains) on disposal of non-current assets	32	0	0
Changes in Working Capital		-2.105.586	-1.948.636
Adjustments for decrease (increase) in trade accounts receivable		-767.567	-2.630.603
Decrease (Increase) in Trade Accounts Receivables from Related Parties	10,37	-4.123	-6.802
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	10	-763.444	-2.623.801
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-13.121	-28.634
Adjustments for decrease (increase) in inventories	13	-31.922	0
Decrease (Increase) in Prepaid Expenses	26	-2.732.547	-2.451.641
Adjustments for increase (decrease) in trade accounts payable	10	997.040	572.897
Increase (Decrease) in Trade Accounts Payables to Related Parties	10,37	-15.750	-34.220
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	10	1.012.790	607.117
Increase (Decrease) in Employee Benefit Liabilities	20	85.694	26.154
Adjustments for increase (decrease) in other operating payables	11	895.607	3.261.616
Increase (Decrease) in Other Operating Payables to Related Parties		0	0
Increase (Decrease) in Other Operating Payables to Unrelated Parties	11	895.607	3.261.616
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	26	-548.418	-486.462
Other Adjustments for Other Increase (Decrease) in Working Capital		9.648	-211.963
Cash Flows from (used in) Operations		2.746.032	7.481.093
Payments Related with Provisions for Employee Benefits	24	-12.389	-88.539
Income taxes refund (paid)	35	6.321	28.634
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-37.165	-37.489
Proceeds from sales of property, plant, equipment and intangible assets	18,19	0	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-37.165	-37.489
Cash Outflows from Acquisition of Investment Property	17	0	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

[illegible]

[illegible]