



KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2022 - 1. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	338.635	888.004
Trade Receivables	9	213.154.584	145.512.204
Trade Receivables Due From Related Parties	35	121.136.735	90.816.671
Trade Receivables Due From Unrelated Parties	9	92.017.849	54.695.533
Other Receivables		122.720	36.621.112
Other Receivables Due From Related Parties	35	0	36.520.838
Other Receivables Due From Unrelated Parties	10	122.720	100.274
Inventories	12	1.044.195.807	1.100.985.539
Prepayments	13	31.954.264	0
Other current assets	24	3.570.148	1.494.549
SUB-TOTAL		1.293.336.158	1.285.501.408
Total current assets		1.293.336.158	1.285.501.408
NON-CURRENT ASSETS			
Financial Investments	6	323.537.554	323.537.554
Trade Receivables		7.271.482	7.468.631
Trade Receivables Due From Unrelated Parties	9	7.271.482	7.468.631
Other Receivables		523.171	315.377
Other Receivables Due From Unrelated Parties	10	523.171	315.377
Investments accounted for using equity method		165.131.576	167.400.020
Investment property		399.403.520	311.204.732
Property, plant and equipment	16	39.656	42.222
Intangible assets and goodwill	17	39	960
Other intangible assets		39	960
Prepayments	13	21.894.279	21.894.279
Total non-current assets		917.801.277	831.863.775
Total assets		2.211.137.435	2.117.365.183
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	199.285.959	195.543.770
Current Portion of Non-current Borrowings	7	313.647.914	307.758.237
Trade Payables		589.586.434	478.255.354
Trade Payables to Related Parties	35	204.125.875	461.038.265
Trade Payables to Unrelated Parties	9	385.460.559	17.217.089
Employee Benefit Obligations		372.568	2.915.247
Other Payables		110.145.457	146.582.706
Other Payables to Related Parties	10	33.925.548	104.066.804
Other Payables to Unrelated Parties	10	76.219.909	42.515.902
Liabilities Due to Investments Accounted for Using Equity Method		288.586	288.586
Deferred Income Other Than Contract Liabilities		60.000.000	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	60.000.000	0
Current provisions		110.462.952	117.261.712
Current provisions for employee benefits	20	370.615	296.492
Other current provisions	20	110.092.337	116.965.220
SUB-TOTAL		1.383.789.870	1.248.605.612
Total current liabilities		1.383.789.870	1.248.605.612
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	264.167.727	259.207.189
Trade Payables		0	0
Other Payables		5.845.956	5.845.956
Other Payables to Unrelated parties	10	5.845.956	5.845.956
Deferred Income Other Than Contract Liabilities		833.060.967	840.950.619
Deferred Income Other Than Contract Liabilities From Related Parties	35	99.718.161	99.718.161
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	733.342.806	741.232.458
Non-current provisions		509.006	407.205

Non-current provisions for employee benefits	22	509.006	407.205
Total non-current liabilities		1.103.583.656	1.106.410.969
Total liabilities		2.487.373.526	2.355.016.581
EQUITY			
Equity attributable to owners of parent		-276.236.091	-237.651.398
Issued capital	25	235.115.706	235.115.706
Treasury Shares (-)		-3.279.031	-3.279.031
Share Premium (Discount)	25	2.576	2.576
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		70.223	70.223
Gains (Losses) on Revaluation and Remeasurement		70.223	70.223
Gains (Losses) on Remeasurements of Defined Benefit Plans		70.223	70.223
Prior Years' Profits or Losses	25	-469.560.872	-341.413.078
Current Period Net Profit Or Loss		-38.584.693	-128.147.794
Total equity		-276.236.091	-237.651.398
Total Liabilities and Equity		2.211.137.435	2.117.365.183

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	26	22.331.042	54.418.949
Cost of sales	26	-2.037.725	-34.322.963
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		20.293.317	20.095.986
GROSS PROFIT (LOSS)		20.293.317	20.095.986
General Administrative Expenses	27	-2.473.339	-4.430.443
Marketing Expenses	27	-4.311	-42.571
Other Income from Operating Activities	29	970.083	7.291.679
Other Expenses from Operating Activities	29	-54.237.654	-32.016.700
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-35.451.904	-9.102.049
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-2.268.444	-16.301.082
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-37.720.348	-25.403.131
Finance income	31	0	3.152.663
Finance costs	31	-864.345	-23.059.198
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-38.584.693	-45.309.666
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-38.584.693	-45.309.666
PROFIT (LOSS)		-38.584.693	-45.309.666
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent	34	-38.584.693	-45.309.666
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	34	0,01641000	0,19270000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Gains (Losses) on Remeasurements of Defined Benefit Plans	18	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0
Deferred Tax (Expense) Income	30	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-38.584.693	-45.309.666
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-38.584.693	-45.309.666

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 31.03.2022	Previous Period 01.01.2021 - 31.03.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		73.057.015	311.677.206
Profit (Loss)		-38.584.693	-45.309.666
Adjustments to Reconcile Profit (Loss)		-4.425.028	39.639.167
Adjustments for depreciation and amortisation expense	16,17	3.487	45.310
Adjustments for provisions		-6.696.959	121.157
Adjustments for (Reversal of) Provisions Related with Employee Benefits	20,22	175.924	121.157
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	20	-6.872.883	0
Adjustments for Interest (Income) Expenses		0	23.171.618
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		0	0
Adjustments For Undistributed Profits Of Joint Ventures		0	0
Adjustments for Tax (Income) Expenses	14	2.268.444	16.301.082
Adjustments for losses (gains) on disposal of non-current assets			0
Changes in Working Capital		116.066.736	317.347.705
Adjustments for decrease (increase) in trade accounts receivable	9	-67.445.231	-25.508.919
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	10	36.290.598	14.281.800
Adjustments for decrease (increase) in inventories	12	56.789.732	-56.227.038
Decrease (Increase) in Prepaid Expenses	13	-31.954.264	129.983.633
Adjustments for increase (decrease) in trade accounts payable	9	111.331.080	23.419.907
Increase (Decrease) in Employee Benefit Liabilities	18	-2.542.679	-467.340
Adjustments for increase (decrease) in other operating payables	10	-36.437.249	208.474.391
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	13	52.110.348	-1.464.691
Other Adjustments for Other Increase (Decrease) in Working Capital		-2.075.599	24.855.962
Cash Flows from (used in) Operations		73.057.015	311.677.206
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-88.198.788	47.533.438
Cash Outflows from Purchase of Additional Shares of Subsidiaries	14	0	-135.492.579
Cash Inflows from Sale of Investment Property	15	0	183.026.017
Cash Outflows from Acquisition of Investment Property	15	-88.198.788	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		14.592.404	-359.426.282
Proceeds from borrowings	7	17.038.044	0
Repayments of borrowings		-2.445.640	-359.407.575
Loan Repayments	7	-2.445.640	-359.675.329
Cash Outflows from Other Financial Liabilities	7	0	267.754
Interest paid		0	-18.707
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-549.369	-215.638
Net increase (decrease) in cash and cash equivalents		-549.369	-215.638
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	888.004	990.047
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	5	338.635	774.409

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity										
	Equity attributable to owners of parent [member]									Non-controlling interests [member]	
	Issued Capital	Treasury Shares	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss		Retained Earnings			
				Gains/Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans											
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	25	235.115.706	-3.279.031	2.576	70.223			-224.727.776	-195.223.069	-188.041.371	-188.041.371
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											
Transfers	25							-195.223.069	195.223.069		
Total Comprehensive Income (Loss)											
Profit (loss)	25								-45.309.666	-45.309.666	-45.309.666
Other Comprehensive Income (Loss)											
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											
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	25	235.115.706	-3.279.031	2.576	70.223			-419.950.845	-45.309.666	-233.351.037	-233.351.037
Statement of changes in equity [abstract]											
Statement of changes in equity [line items]											
Equity at beginning of period	25	235.115.706	-3.279.031	2.576	70.223			-341.413.078	-128.147.794	-237.651.398	-237.651.398
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											
Transfers	25							-128.147.794	128.147.794		
Total Comprehensive Income (Loss)											
Profit (loss)	25								-38.584.693	-38.584.693	-38.584.693
Other Comprehensive Income (Loss)											
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											

Previous Period
01.01.2021 - 31.03.2021

Current Period 01.01.2022 - 31.03.2022												
	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	25	235.115.706	-3.279.031	2.576	70.223				-469.560.872	-38.584.693	-276.236.091