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KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2022 - 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 31.03.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	650.108	944.074
Trade Receivables		222.539.246	167.998.678
Trade Receivables Due From Related Parties	35	108.382.221	93.097.489
Trade Receivables Due From Unrelated Parties	9	114.157.025	74.901.189
Other Receivables		159.813	23.357.352
Other Receivables Due From Related Parties	35	0	23.257.078
Other Receivables Due From Unrelated Parties	10	159.813	100.274
Inventories	12	1.204.263.075	1.258.413.552
Prepayments	13	42.532.298	6.259.704
Current Tax Assets	23	235	235
Other current assets	24	16.956.760	13.724.313
SUB-TOTAL		**1.487.101.535**	**1.470.697.908**
Total current assets		**1.487.101.535**	**1.470.697.908**
NON-CURRENT ASSETS			
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	324.218
Other Receivables Due From Unrelated Parties	10	523.171	324.218
Investments accounted for using equity method	14	165.131.576	167.400.020
Investment property	15	439.997.894	351.799.106
Property, plant and equipment	16	51.243	55.121
Intangible assets and goodwill		412	1.356
Other intangible assets	17	412	1.356
Prepayments		56.927.246	56.677.355
Prepayments to Related Parties	35	23.800.200	33.127.155
Prepayments to Unrelated Parties	13	33.127.046	23.550.200
Deferred Tax Asset	33	587.103	0
Other Non-current Assets			0
Total non-current assets		**670.490.127**	**583.725.807**
Total assets		**2.157.591.662**	**2.054.423.715**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	241.798.628	210.749.513
Current Portion of Non-current Borrowings	7	313.647.914	311.639.042
Trade Payables		628.020.774	480.935.658
Trade Payables to Related Parties	35	204.125.875	461.041.323
Trade Payables to Unrelated Parties	9	423.894.899	19.894.335
Employee Benefit Obligations	18	5.521.478	5.310.880
Other Payables		184.301.933	248.472.765
Other Payables to Related Parties	35	33.925.548	177.748.616
Other Payables to Unrelated Parties	10	150.376.385	70.724.149
Liabilites Due to Investments Accounted for Using Equity Method	14	288.586	288.586
Deferred Income Other Than Contract Liabilities		76.246.225	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	76.246.225	0
Current provisions		111.952.573	133.212.244
Current provisions for employee benefits	20	400.384	318.926
Other current provisions	20	111.552.189	132.893.318
SUB-TOTAL		**1.561.778.111**	**1.390.608.688**
Total current liabilities		**1.561.778.111**	**1.390.608.688**
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	264.167.727	281.668.912
Trade Payables		0	0
Other Payables		6.300.573	6.300.573
Other Payables to Unrelated parties	10	6.300.573	6.300.573
Deferred Income Other Than Contract Liabilities		851.398.588	859.288.240

Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	851.398.588	859.288.240
Non-current provisions		553.705	429.028
Non-current provisions for employee benefits	22	553.705	429.028
Deferred Tax Liabilities	33	5.298.005	5.165.060
Total non-current liabilities		**1.127.718.598**	**1.152.851.813**
Total liabilities		**2.689.496.709**	**2.543.460.501**
EQUITY			
Equity attributable to owners of parent		-531.520.439	-489.021.635
Issued capital	25	235.115.706	235.115.706
Treasury Shares (-)	25	-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	25	70.223	70.223
Prior Years' Profits or Losses	25	-720.931.109	-559.009.363
Current Period Net Profit Or Loss		-42.498.804	-161.921.746
Non-controlling interests		-384.608	-15.151
Total equity		**-531.905.047**	**-489.036.786**
Total Liabilities and Equity		**2.157.591.662**	**2.054.423.715**

Statement of Profit or Loss and Other Comprehensive Income

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Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	22.763.297	54.389.537
Cost of sales	26	-2.037.725	-34.322.963
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		20.725.572	20.066.574
GROSS PROFIT (LOSS)		20.725.572	20.066.574
General Administrative Expenses	28	-2.807.243	-5.818.492
Marketing Expenses	28	-106.972	-274.656
Other Income from Operating Activities	29	970.083	7.418.732
Other Expenses from Operating Activities	29	-54.271.070	-32.038.346
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-35.489.630	-10.646.188
Share of Profit (Loss) from Investments Accounted for Using Equity Method	14	-2.268.444	-16.301.082
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-37.758.074	-26.947.270
Finance income	31	0	3.152.663
Finance costs	31	-5.564.345	-25.759.488
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-43.322.419	-49.554.095
Tax (Expense) Income, Continuing Operations		454.158	382.563
Deferred Tax (Expense) Income	33	454.158	382.563
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-42.868.261	-49.171.532
PROFIT (LOSS)		-42.868.261	-49.171.532
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-369.457	-333.086
Owners of Parent		-42.498.804	-48.838.446
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 (Zarar)	34	-0,18200000	-0,20900000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-42.868.261**	**-49.171.532**
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-42.868.261	-49.171.532

Statement of cash flows (Indirect Method)

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Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		**72.348.020**	**313.851.073**
Profit (Loss)	26	-42.868.261	-49.171.532
Adjustments to Reconcile Profit (Loss)		**-13.751.541**	**41.941.459**
Adjustments for depreciation and amortisation expense	16,17	4.822	29.875
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	0
Adjustments for provisions		-21.134.994	121.157
Adjustments for (Reversal of) Provisions Related with Employee Benefits	19	206.135	121.157
Adjustments for (Reversal of) Other Provisions		-21.341.129	0
Adjustments for Interest (Income) Expenses		5.564.345	25.871.908
Adjustments for interest expense	31	5.564.345	25.759.488
Deferred Financial Expense from Credit Purchases		0	215.927
Unearned Financial Income from Credit Sales		0	-103.507
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		2.268.444	16.301.082
Adjustments For Undistributed Profits Of Joint Ventures	14	2.268.444	16.301.082
Adjustments for Tax (Income) Expenses	33	-454.158	-382.563
Changes in Working Capital		**134.532.167**	**321.081.146**
Adjustments for decrease (increase) in trade accounts receivable	9,35	-54.343.419	51.623.893
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	10,35	22.998.586	14.280.874
Adjustments for Decrease (Increase) in Contract Assets		-3.232.447	0
Decrease (Increase) In Other Contract Assets	24	-3.232.447	0
Adjustments for decrease (increase) in inventories	12	54.150.477	-56.227.038
Decrease (Increase) in Prepaid Expenses	13	-36.522.485	129.957.077
Adjustments for increase (decrease) in trade accounts payable	9,35	147.085.116	74.269.932
Increase (Decrease) in Employee Benefit Liabilities	18	210.598	-463.097
Adjustments for increase (decrease) in other operating payables	24	-64.170.832	83.976.855
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	13	68.356.573	-1.229.692
Other Adjustments for Other Increase (Decrease) in Working Capital		0	24.892.342
Decrease (Increase) in Other Assets Related with Operations		0	24.892.342
Cash Flows from (used in) Operations		**77.912.365**	**313.851.073**
Interest paid	31	-5.564.345	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-88.198.788**	**47.533.438**
Cash Outflows from Purchase of Additional Shares of Subsidiaries		0	-135.492.579
Cash Inflows from Sale of Investment Property	15	0	183.026.017
Cash Outflows from Acquition of Investment Property	15	-88.198.788	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**15.556.802**	**-361.297.724**
Proceeds from borrowings	7	19.538.789	
Repayments of borrowings	7	-3.981.987	-361.279.017
Loan Repayments		-3.981.987	-361.546.771
Cash Outflows from Other Financial Liabilities		0	267.754
Interest paid		0	-18.707
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-293.966	86.787
Net increase (decrease) in cash and cash equivalents		-293.966	86.787
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	5	**944.074**	**1.854.633**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**650.108**	**1.941.420**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

		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 Not 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							
Previous Period 01.01.2021 - 31.03.2021	**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**			**-399.635.610**	**-237.911.520**	**-405.637.656**	**3.172.814**	**-402.464.842**
	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								-237.911.520	237.911.520			
	Total Comprehensive Income (Loss)									-48.838.446	-48.838.446	-3.187.965	-52.026.411
	Profit (loss)												0
	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**			**-637.547.130**	**-48.838.446**	**-454.476.102**	**-15.151**	**-454.491.253**
	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**			**-559.009.363**	**-161.921.746**	**-489.021.635**	**-15.151**	**-489.036.786**
	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								-161.921.746	161.921.746			
	Total Comprehensive Income (Loss)									-42.498.804	-42.498.804	-369.457	-42.868.261
	Profit (loss)												0
	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												

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**			**-720.931.109**	**-42.498.804**	**-531.520.439**	**-384.608**	**-531.905.047**