



KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2023 - 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 31.03.2023 | Previous Period 31.12.2022 |
|--|--------------------|------------------------------|-------------------------------|
| Statement of Financial Position (Balance Sheet) | | | |
| Assets [abstract] | | | |
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 5 | 599.787 | 562.970 |
| Trade Receivables | | 520.512.747 | 630.831.610 |
| Trade Receivables Due From Related Parties | 9,35 | 484.494.450 | 590.273.027 |
| Trade Receivables Due From Unrelated Parties | 9 | 36.018.297 | 40.558.583 |
| Other Receivables | 10 | 130.000 | 181.186 |
| Other Receivables Due From Related Parties | 10 | 0 | 0 |
| Other Receivables Due From Unrelated Parties | 10 | 130.000 | 181.186 |
| Inventories | 12 | 1.039.431.005 | 1.039.398.940 |
| Prepayments | 13 | 25.700.755 | 6.552.112 |
| Current Tax Assets | 23 | 0 | 235 |
| Other current assets | 24 | 5.322.401 | 4.630.326 |
| SUB-TOTAL | | 1.591.696.695 | 1.682.157.379 |
| Total current assets | | 1.591.696.695 | 1.682.157.379 |
| NON-CURRENT ASSETS | | | |
| Trade Receivables | | 12.061.971 | 16.548.422 |
| Trade Receivables Due From Unrelated Parties | 9 | 12.061.971 | 16.548.422 |
| Other Receivables | | 523.171 | 523.171 |
| Other Receivables Due From Unrelated Parties | 10 | 523.171 | 523.171 |
| Investments accounted for using equity method | 14 | 1.526.216.497 | 1.488.573.592 |
| Investment property | 15 | 1.402.123.436 | 1.402.123.436 |
| Property, plant and equipment | 16 | 47.604 | 49.159 |
| Intangible assets and goodwill | | 292 | 312 |
| Other intangible assets | 17 | 292 | 312 |
| Prepayments | 13 | 92.186.691 | 90.195.465 |
| Deferred Tax Asset | 33 | 5.755.047 | 3.011.285 |
| Total non-current assets | | 3.038.914.709 | 3.001.024.842 |
| Total assets | | 4.630.611.404 | 4.683.182.221 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Borrowings | 7 | 254.016.602 | 254.155.285 |
| Current Portion of Non-current Borrowings | 7 | 424.036.329 | 413.327.653 |
| Trade Payables | | 930.331.904 | 986.826.057 |
| Trade Payables to Related Parties | 9,35 | 444.570.598 | 442.853.128 |
| Trade Payables to Unrelated Parties | 9 | 485.761.306 | 543.972.929 |
| Employee Benefit Obligations | 18 | 7.282.622 | 5.492.140 |
| Other Payables | | 247.426.945 | 256.629.686 |
| Other Payables to Related Parties | 10,35 | 198.316.632 | 198.250.000 |
| Other Payables to Unrelated Parties | 10 | 49.110.313 | 58.379.686 |
| Liabilities Due to Investments Accounted for Using Equity Method | 14 | 288.586 | 288.586 |
| Deferred Income Other Than Contract Liabilities | 13 | 94.880.726 | 89.151.918 |
| Deferred Income Other Than Contract Liabilities From Related Parties | 35 | 60.000.000 | 60.000.000 |
| Deferred Income Other Than Contract Liabilities from Unrelated Parties | | 34.880.726 | 29.151.918 |
| Current provisions | | 211.325.740 | 211.249.032 |
| Current provisions for employee benefits | 20 | 487.527 | 410.819 |
| Other current provisions | 20 | 210.838.213 | 210.838.213 |
| Other Current Liabilities | 24 | 22.195.741 | 17.947.509 |
| SUB-TOTAL | | 2.191.785.195 | 2.235.067.866 |
| Total current liabilities | | 2.191.785.195 | 2.235.067.866 |
| NON-CURRENT LIABILITIES | | | |
| Long Term Borrowings | 7 | 154.810.332 | 162.694.251 |
| Other Payables | | 930.554 | 4.271.068 |
| Other Payables to Unrelated parties | 10 | 930.554 | 4.271.068 |
| Deferred Income Other Than Contract Liabilities | 13 | 791.280.279 | 792.613.311 |
| Non-current provisions | 22 | 1.291.563 | 1.132.716 |
| Non-current provisions for employee benefits | | 1.291.563 | 1.132.716 |

| | | | |
|---|----|----------------------|----------------------|
| Deferred Tax Liabilities | 33 | 47.636.655 | 26.657.691 |
| Total non-current liabilities | | 995.949.383 | 987.369.037 |
| Total liabilities | | 3.187.734.578 | 3.222.436.903 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 1.435.438.928 | 1.451.530.723 |
| 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 | | -429.491 | -429.491 |
| Gains (Losses) on Revaluation and Remeasurement | | -429.491 | -429.491 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | 25 | -429.491 | -429.491 |
| Prior Years' Profits or Losses | 25 | 1.220.120.963 | -720.931.109 |
| Current Period Net Profit Or Loss | 25 | -16.091.795 | 1.941.052.072 |
| Non-controlling interests | | 7.437.898 | 9.214.595 |
| Total equity | | 1.442.876.826 | 1.460.745.318 |
| Total Liabilities and Equity | | 4.630.611.404 | 4.683.182.221 |

Statement of Profit or Loss and Other Comprehensive Income

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period 01.01.2023 - 31.03.2023 | Previous Period 01.01.2022 - 31.03.2022 |
|--|--------------------|---|--|
| Statement of Profit or Loss and Other Comprehensive Income | | | |
| PROFIT (LOSS) | | | |
| Revenue | 26 | 3.757.557 | 22.763.297 |
| Cost of sales | 26 | 0 | -2.037.725 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 3.757.557 | 20.725.572 |
| GROSS PROFIT (LOSS) | | 3.757.557 | 20.725.572 |
| General Administrative Expenses | 28 | -5.455.583 | -2.807.243 |
| Marketing Expenses | 28 | 0 | -106.972 |
| Other Income from Operating Activities | 29 | 23.280.607 | 970.083 |
| Other Expenses from Operating Activities | 29 | -42.666.437 | -54.271.070 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | -21.083.856 | -35.489.630 |
| Share of Profit (Loss) from Investments Accounted for Using Equity Method | 14 | 37.642.905 | -2.268.444 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 16.559.049 | -37.758.074 |
| Finance income | 31 | 0 | 0 |
| Finance costs | 31 | -16.140.916 | -5.564.345 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 418.133 | -43.322.419 |
| Tax (Expense) Income, Continuing Operations | | -18.286.625 | 454.158 |
| Current Period Tax (Expense) Income | | -51.423 | 0 |
| Deferred Tax (Expense) Income | | -18.235.202 | 454.158 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | -17.868.492 | -42.868.261 |
| PROFIT (LOSS) | | -17.868.492 | -42.868.261 |
| Profit (loss), attributable to [abstract] | | | |
| Non-controlling Interests | | -1.776.697 | -369.457 |
| Owners of Parent | | -16.091.795 | -42.498.804 |
| 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 | -0,06840000 | -0,18230000 |
| Diluted Earnings Per Share | | | |
| OTHER COMPREHENSIVE INCOME | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | 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) | | -17.868.492 | -42.868.261 |
| Total Comprehensive Income Attributable to | | | |
| Non-controlling Interests | | 0 | 0 |
| Owners of Parent | | -17.868.492 | -42.868.261 |

Statement of cash flows (Indirect Method)

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period 01.01.2023 - 31.03.2023 | Previous Period 01.01.2022 - 31.03.2022 |
|---|--------------------|---|--|
| Statement of cash flows (Indirect Method) | | | |
| CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES | | 13.491.659 | 72.348.020 |
| Profit (Loss) | | -17.868.492 | -42.868.261 |
| Adjustments to Reconcile Profit (Loss) | | 1.600.045 | -13.751.541 |
| Adjustments for depreciation and amortisation expense | 16,17 | 1.575 | 4.822 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) | | 3.715.869 | 0 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables | | 3.715.869 | 0 |
| Adjustments for provisions | | 235.555 | -21.134.994 |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits | 22,28 | 235.555 | 206.135 |
| Adjustments for (Reversal of) Other Provisions | 20 | 0 | -21.341.129 |
| Adjustments for Interest (Income) Expenses | 31 | 17.054.514 | 5.564.345 |
| Adjustments for Interest Income | | 0 | 5.564.345 |
| Adjustments for interest expense | | 16.140.916 | 0 |
| Deferred Financial Expense from Credit Purchases | | -13.067.105 | 0 |
| Unearned Financial Income from Credit Sales | | 13.980.703 | 0 |
| Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method | 4,14 | -37.642.905 | 2.268.444 |
| Adjustments for Tax (Income) Expenses | | 18.235.437 | -454.158 |
| Changes in Working Capital | | 29.760.106 | 134.532.167 |
| Adjustments for decrease (increase) in trade accounts receivable | 35 | 99.402.571 | -54.343.419 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | 10 | -2.242.643 | 22.998.586 |
| Adjustments for Decrease (Increase) in Contract Assets | | -692.075 | -3.232.447 |
| Decrease (Increase) In Other Contract Assets | | -692.075 | -3.232.447 |
| Adjustments for decrease (increase) in inventories | 12 | -32.065 | 54.150.477 |
| Decrease (Increase) in Prepaid Expenses | 13 | -21.139.869 | -36.522.485 |
| Adjustments for increase (decrease) in trade accounts payable | | -43.427.048 | 147.085.116 |
| Increase (Decrease) in Employee Benefit Liabilities | 22 | 1.790.482 | 210.598 |
| Adjustments for increase (decrease) in other operating payables | | -8.295.023 | -64.170.832 |
| Increase (Decrease) in Deferred Income Other Than Contract Liabilities | 13 | 4.395.776 | 68.356.573 |
| Cash Flows from (used in) Operations | | 13.491.659 | 77.912.365 |
| Interest paid | | 0 | -5.564.345 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | 0 | -88.198.788 |
| Cash Outflows from Acquisition of Investment Property | 15 | 0 | -88.198.788 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | -13.454.842 | 15.556.802 |
| Proceeds from borrowings | | 2.686.074 | 19.538.789 |
| Repayments of borrowings | | 0 | -3.981.987 |
| Loan Repayments | | 0 | -3.981.987 |
| Interest paid | 31 | -16.140.916 | 0 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | 36.817 | -293.966 |
| Net increase (decrease) in cash and cash equivalents | | 36.817 | -293.966 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | 5 | 562.970 | 944.074 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | 5 | 599.787 | 650.108 |



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 | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | 0 |
| Adjustments Related to Required Changes in Accounting Policies | | | | | | | | | | | | | 0 |
| Adjustments Related to Voluntary Changes in Accounting Policies | | | | | | | | | | | | | 0 |
| Adjustments Related to Errors | | | | | | | | | | | | | 0 |
| Other Restatements | | | | | | | | | | | | | 0 |
| Restated Balances | | | | | | | | | | | | | 0 |
| Transfers | | | | | | | | | -161.921.746 | 161.921.746 | 0 | | 0 |
| Total Comprehensive Income (Loss) | | | | | | | | | | -42.498.804 | -42.498.804 | -369.457 | -42.868.261 |
| Profit (loss) | | | | | | | | | | | | | 0 |
| Other Comprehensive Income (Loss) | | | | | | | | | | | | | 0 |
| Issue of equity | | | | | | | | | | | | | 0 |
| Capital Decrease | | | | | | | | | | | | | 0 |
| Capital Advance | | | | | | | | | | | | | 0 |
| Effect of Merger or Liquidation or Division | | | | | | | | | | | | | 0 |
| Effects of Business Combinations Under Common Control | | | | | | | | | | | | | 0 |
| Advance Dividend Payments | | | | | | | | | | | | | 0 |
| Dividends Paid | | | | | | | | | | | | | 0 |
| Decrease through Other Distributions to Owners | | | | | | | | | | | | | 0 |
| Increase (Decrease) through Treasury Share Transactions | | | | | | | | | | | | | 0 |
| Increase (Decrease) through Share-Based Payment Transactions | | | | | | | | | | | | | 0 |
| Acquisition or Disposal of a Subsidiary | | | | | | | | | | | | | 0 |
| Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity | | | | | | | | | | | | | 0 |
| Transactions with noncontrolling shareholders | | | | | | | | | | | | | 0 |
| Increase through Other Contributions by Owners | | | | | | | | | | | | | 0 |
| 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 | | | | | | | | | | | | | 0 |
| 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 | | | | | | | | | | | | | 0 |
| 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 | | | | | | | | | | | | | 0 |
| 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 | | | | | | | | | | | | | 0 |
| Increase (decrease) through other changes, equity | | | | | | | | | | | | | 0 |
| 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 |
| 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 | -429.491 | | | | -720.931.109 | 1.941.052.072 | 1.461.530.723 | 9.214.595 | 1.460.745.318 |
| Adjustments Related to Accounting Policy Changes | | | | | | | | | | | | | 0 |
| Adjustments Related to Required Changes in Accounting Policies | | | | | | | | | | | | | 0 |
| Adjustments Related to Voluntary Changes in Accounting Policies | | | | | | | | | | | | | 0 |
| Adjustments Related to Errors | | | | | | | | | | | | | 0 |
| Other Restatements | | | | | | | | | | | | | 0 |
| Restated Balances | | | | | | | | | | | | | 0 |
| Transfers | | | | | | | | | 1.941.052.072 | -1.941.052.072 | 0 | | 0 |
| Total Comprehensive Income (Loss) | | | | | | | | | | -16.091.795 | -16.091.795 | -1.776.697 | -17.868.492 |
| Profit (loss) | | | | | | | | | | -16.091.795 | -16.091.795 | -1.776.697 | -17.868.492 |
| Other Comprehensive Income (Loss) | | | | | | | | | | | | | 0 |
| Issue of equity | | | | | | | | | | | | | 0 |
| Capital Decrease | | | | | | | | | | | | | 0 |
| Capital Advance | | | | | | | | | | | | | 0 |
| Effect of Merger or Liquidation or Division | | | | | | | | | | | | | 0 |
| Effects of Business Combinations Under Common Control | | | | | | | | | | | | | 0 |
| Advance Dividend Payments | | | | | | | | | | | | | 0 |
| Dividends Paid | | | | | | | | | | | | | 0 |

Previous Period
01.01.2022 - 31.03.2022

