



**KAMUYU AYDINLATMA PLATFORMU**

**YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2023 - 3. 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 30.09.2023	Previous Period 31.12.2022
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	771.735	562.970
Trade Receivables		377.803.586	630.831.610
Trade Receivables Due From Related Parties	35	307.613.066	590.273.027
Trade Receivables Due From Unrelated Parties	9	70.190.520	40.558.583
Other Receivables		181.336	181.186
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	10	181.336	181.186
Inventories	12	1.039.137.380	1.039.398.940
Prepayments	13	125.988.279	6.552.112
Current Tax Assets	23	235	235
Other current assets	24	6.452.421	4.630.326
<b>SUB-TOTAL</b>		<b>1.550.334.972</b>	<b>1.682.157.379</b>
<b>Total current assets</b>		<b>1.550.334.972</b>	<b>1.682.157.379</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		2.741.730	16.548.422
Trade Receivables Due From Unrelated Parties	9	2.741.730	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	1.416.366.679	1.488.573.592
Investment property	15	1.402.123.436	1.402.123.436
Property, plant and equipment	16	44.817	49.159
Intangible assets and goodwill		250	312
Other intangible assets	17	250	312
Prepayments	13	114.789.775	90.195.465
Deferred Tax Asset	33	3.669.763	3.011.285
<b>Total non-current assets</b>		<b>2.940.259.621</b>	<b>3.001.024.842</b>
<b>Total assets</b>		<b>4.490.594.593</b>	<b>4.683.182.221</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	7	275.118.847	254.155.285
Current Portion of Non-current Borrowings	7	498.381.444	413.327.653
Trade Payables		808.087.985	986.826.057
Trade Payables to Related Parties	35	304.977.131	442.853.128
Trade Payables to Unrelated Parties	9	503.110.854	543.972.929
Employee Benefit Obligations	18	5.575.616	5.492.140
Other Payables		299.393.764	256.629.686
Other Payables to Related Parties	35	258.250.951	198.250.000
Other Payables to Unrelated Parties	10	41.142.813	58.379.686
Liabilities Due to Investments Accounted for Using Equity Method	14	288.586	288.586
Deferred Income Other Than Contract Liabilities	13	90.470.495	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	13	30.470.495	29.151.918
Current provisions		211.402.833	211.249.032
Current provisions for employee benefits	20	564.620	410.819
Other current provisions	20	210.838.213	210.838.213
Other Current Liabilities	24	23.425.616	17.947.509
<b>SUB-TOTAL</b>		<b>2.212.145.186</b>	<b>2.235.067.866</b>
<b>Total current liabilities</b>		<b>2.212.145.186</b>	<b>2.235.067.866</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	7	154.810.332	162.694.251
Other Payables		43.555.443	4.271.068
Other Payables to Unrelated parties	10	43.555.443	4.271.068
Deferred Income Other Than Contract Liabilities	13	783.085.054	792.613.311
Non-current provisions		1.408.472	1.132.716
Non-current provisions for employee benefits	22	1.408.472	1.132.716

Deferred Tax Liabilities	33	30.560.607	26.657.691
<b>Total non-current liabilities</b>		<b>1.013.419.908</b>	<b>987.369.037</b>
<b>Total liabilities</b>		<b>3.225.565.094</b>	<b>3.222.436.903</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.256.977.759	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		-76.493	-429.491
Gains (Losses) on Revaluation and Remeasurement		-76.493	-429.491
Gains (Losses) on Remeasurements of Defined Benefit Plans	25	-76.493	-429.491
Prior Years' Profits or Losses	25	1.220.120.963	-720.931.109
Current Period Net Profit Or Loss	25	-194.905.962	1.941.052.072
Non-controlling interests		8.051.740	9.214.595
<b>Total equity</b>		<b>1.265.029.499</b>	<b>1.460.745.318</b>
<b>Total Liabilities and Equity</b>		<b>4.490.594.593</b>	<b>4.683.182.221</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022	Current Period 3 Months 01.07.2023 - 30.09.2023	Previous Period 3 Months 01.07.2022 - 30.09.2022
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	26	16.119.549	410.742.617	5.258.617	303.880.848
Cost of sales	26	-824.569	-332.635.121	0	-263.464.259
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>15.294.980</b>	<b>78.107.496</b>	<b>5.258.617</b>	<b>40.416.589</b>
<b>GROSS PROFIT (LOSS)</b>		<b>15.294.980</b>	<b>78.107.496</b>	<b>5.258.617</b>	<b>40.416.589</b>
General Administrative Expenses	28	-38.856.713	-62.302.543	-6.039.362	-24.870.154
Marketing Expenses	28	0	-401.197	0	-289.193
Other Income from Operating Activities	29	12.054.014	68.897.104	-9.773.657	31.325.401
Other Expenses from Operating Activities	29	-65.947.038	-177.753.168	21.603.236	-57.804.622
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>-77.454.757</b>	<b>-93.452.308</b>	<b>11.048.834</b>	<b>-11.221.979</b>
Share of Profit (Loss) from Investments Accounted for Using Equity Method	14	-72.206.913	-61.767.265	-97.271.641	-28.506.697
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>-149.661.670</b>	<b>-155.219.573</b>	<b>-86.222.807</b>	<b>-39.728.676</b>
Finance income	31	117.501.937	0	98.130.391	0
Finance costs	31	-160.664.646	-93.808.494	-120.819.192	-24.344.577
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>-192.824.379</b>	<b>-249.028.067</b>	<b>-108.911.608</b>	<b>-64.073.253</b>
Tax (Expense) Income, Continuing Operations	33	-3.244.438	3.895.022	-6.080.201	-325.020
Current Period Tax (Expense) Income		0	3.895.022	235	-325.020
Deferred Tax (Expense) Income	33	-3.244.438	0	-6.080.436	0
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-196.068.817</b>	<b>-245.133.045</b>	<b>-114.991.809</b>	<b>-64.398.273</b>
<b>PROFIT (LOSS)</b>	34	<b>-196.068.817</b>	<b>-245.133.045</b>	<b>-114.991.809</b>	<b>-64.398.273</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		-1.162.855	1.371.284	161.059	1.215.266
Owners of Parent	25	-194.905.962	-246.504.329	-115.152.868	-65.613.539
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	34	-0,82900000	-1,04840000	-0,48980000	-0,27910000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-76.493	0	-431.776	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		-76.493	0	-431.776	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-76.493</b>	<b>0</b>	<b>-431.776</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-196.145.310</b>	<b>-245.133.045</b>	<b>-115.423.585</b>	<b>-64.398.273</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		-196.145.310	-245.133.045	-115.423.585	-64.398.273

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-54.761.961</b>	<b>-26.967.664</b>
Profit (Loss)		-196.068.817	-245.133.045
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>122.667.172</b>	<b>116.749.716</b>
Adjustments for depreciation and amortisation expense	16,17	4.403	5.107
Adjustments for Impairment Loss (Reversal of Impairment Loss)		2.174.939	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	9,10	2.174.939	0
Adjustments for provisions		782.555	-13.503.851
Adjustments for (Reversal of) Provisions Related with Employee Benefits	20,22	782.555	204.444
Adjustments for (Reversal of) Other Provisions	20	0	-13.708.295
Adjustments for Interest (Income) Expenses		44.253.924	72.376.217
Adjustments for Interest Income	31	-117.501.937	-21.432.277
Adjustments for interest expense	31	160.664.646	93.808.494
Deferred Financial Expense from Credit Purchases	29	-563.638	0
Unearned Financial Income from Credit Sales	29	1.654.853	0
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	14	72.206.913	61.767.265
Adjustments for Tax (Income) Expenses	33	3.244.438	-3.895.022
<b>Changes in Working Capital</b>		<b>18.639.684</b>	<b>101.415.665</b>
Adjustments for decrease (increase) in trade accounts receivable	36	263.763.753	-480.895.716
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	10	-758.979	22.372.079
Adjustments for decrease (increase) in inventories		261.560	-1.866.407
Decrease (Increase) in Prepaid Expenses		-144.030.477	-97.859.839
Adjustments for increase (decrease) in trade accounts payable		-178.174.434	446.657.700
Increase (Decrease) in Employee Benefit Liabilities	18	83.476	163.358
Adjustments for Increase (Decrease) in Contract Liabilities		0	0
Adjustments for increase (decrease) in other operating payables		87.526.560	42.041.725
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	13,35	-8.209.680	169.043.275
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.822.095	1.759.490
Decrease (Increase) in Other Assets Related with Operations	24	-1.822.095	1.759.490
<b>Cash Flows from (used in) Operations</b>		<b>-54.761.961</b>	<b>-26.967.664</b>
Interest paid		0	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>0</b>	<b>0</b>
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>54.970.726</b>	<b>27.539.658</b>
Proceeds from borrowings	7	98.133.434	106.104.157
Repayments of borrowings		0	-6.188.282
Interest paid		-160.664.645	-93.808.494
Interest Received		117.501.937	21.432.277
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		208.765	571.994
Net increase (decrease) in cash and cash equivalents		208.765	571.994
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>5</b>	<b>562.970</b>	<b>944.074</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>5</b>	<b>771.735</b>	<b>1.516.068</b>



# 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]	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss					
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	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)											-246.504.329	-246.504.329	1.371.284	-245.133.045
Profit (loss)											-246.504.329	-246.504.329	1.371.284	-245.133.045
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
<b>Equity at end of period</b>	25	235.115.706	-3.279.031	2.576	70.223					-720.931.109	-246.504.329	-735.525.964	1.356.133	-734.169.831
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	25	235.115.706	-3.279.031	2.576	-429.491					-720.931.109	1.941.052.072	1.451.530.723	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)					352.998						-194.905.962	-194.552.964	-1.162.855	-195.715.819
Profit (loss)					352.998						-194.905.962	-194.552.964	-1.162.855	-195.715.819
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 - 30.09.2022

