



## KAMUYU AYDINLATMA PLATFORMU

# YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2025 - 1. 3 Monthly Notification

General Information About Financial Statements



**MERKEZİ KAYIT  
İSTANBUL**  
Türkiye Sermaye Piyasası - Merkezi  
Saklama ve Veri Depolama Kuruluşu

## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2025	Previous Period 31.12.2024
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	742.089	731.433
Trade Receivables		3.377.517	391.590.359
Trade Receivables Due From Related Parties	9,35	0	297.216.601
Trade Receivables Due From Unrelated Parties	9	3.377.517	94.373.758
Other Receivables		185.574	128.660
Other Receivables Due From Unrelated Parties	10	185.574	128.660
Inventories	12	9.327.153.137	9.002.867.254
Prepayments	13	22.121.036	11.877.489
Current Tax Assets		0	56.339
Other current assets	24	19.681.891	23.738.271
<b>SUB-TOTAL</b>		<b>9.373.261.244</b>	<b>9.430.989.805</b>
<b>Total current assets</b>		<b>9.373.261.244</b>	<b>9.430.989.805</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	6	3.209.315.987	3.186.413.503
Trade Receivables		134.408.395	2.837.994
Trade Receivables Due From Unrelated Parties	9	134.408.395	2.837.994
Other Receivables		523.171	575.816
Other Receivables Due From Unrelated Parties	10	523.171	575.816
Investments accounted for using equity method	14	4.590.450.728	4.881.875.667
Investment property	15	3.587.217.693	3.587.217.693
Property, plant and equipment	16	409.234	429.304
Prepayments	13	163.964.059	47.982.381
Deferred Tax Asset		193.045.716	35.420.974
<b>Total non-current assets</b>		<b>11.879.334.983</b>	<b>11.742.753.332</b>
<b>Total assets</b>		<b>21.252.596.227</b>	<b>21.173.743.137</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	7	273.431.476	293.008.430
Current Portion of Non-current Borrowings	7	649.849.482	510.852.999
Trade Payables		1.559.938.890	1.663.809.638
Trade Payables to Related Parties	9,35	1.544.226.051	961.478.372
Trade Payables to Unrelated Parties	9	15.712.839	702.331.266
Employee Benefit Obligations	18	25.998.216	9.658.386
Other Payables		487.258.978	520.808.130
Other Payables to Related Parties	10,35	363.123.119	406.697.773
Other Payables to Unrelated Parties	10	124.135.859	114.110.357
Deferred Income Other Than Contract Liabilities		61.543.451	67.733.308
Deferred Income Other Than Contract Liabilities From Related Parties	13,35	60.002.832	66.037.660
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	1.540.619	1.695.648
Current provisions		295.978.590	323.605.306
Current provisions for employee benefits	20	3.733.472	1.952.244
Other current provisions	20	292.245.118	321.653.062
Other Current Liabilities	24	36.036.636	40.304.659
<b>SUB-TOTAL</b>		<b>3.390.035.719</b>	<b>3.429.780.856</b>
<b>Total current liabilities</b>		<b>3.390.035.719</b>	<b>3.429.780.856</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	7	77.604.686	85.413.864
Other Payables		0	22.354.765
Other Payables to Unrelated parties	5	0	22.354.765
Deferred Income Other Than Contract Liabilities		618.122.795	680.515.084
Deferred Income Other Than Contract Liabilities From Related Parties		0	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	618.122.795	680.515.084
Non-current provisions	22	2.881.194	2.844.462
Non-current provisions for employee benefits		2.881.194	2.844.462

Deferred Tax Liabilities		2.675.339.526	2.242.948.954
<b>Total non-current liabilities</b>		<b>3.373.948.201</b>	<b>3.034.077.129</b>
<b>Total liabilities</b>		<b>6.763.983.920</b>	<b>6.463.857.985</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		14.488.612.307	14.709.885.152
Issued capital	25	263.216.903	263.216.903
Inflation Adjustments on Capital	25	5.039.765.841	5.039.765.841
Treasury Shares (-)	25	-37.662.213	-37.662.213
Share Premium (Discount)	25	58.398	58.398
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-74.208	-81.675
Gains (Losses) on Revaluation and Remeasurement		-74.208	-81.675
Gains (Losses) on Remeasurements of Defined Benefit Plans	25	-74.208	-81.675
Prior Years' Profits or Losses	25	9.444.587.898	12.999.702.081
Current Period Net Profit Or Loss	25	-221.280.312	-3.555.114.183
<b>Total equity</b>		<b>14.488.612.307</b>	<b>14.709.885.152</b>
<b>Total Liabilities and Equity</b>		<b>21.252.596.227</b>	<b>21.173.743.137</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	26	12.116.021	1.099.380.655
Cost of sales	26	0	-1.082.378.403
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>12.116.021</b>	<b>17.002.252</b>
<b>GROSS PROFIT (LOSS)</b>		<b>12.116.021</b>	<b>17.002.252</b>
General Administrative Expenses	28	-20.166.556	-93.788.690
Other Income from Operating Activities	29	92.903.520	21.026.493
Other Expenses from Operating Activities	29	-89.025.420	-109.076.936
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>-4.172.435</b>	<b>-164.836.881</b>
Share of Profit (Loss) from Investments Accounted for Using Equity Method	14	163.562.096	-93.097.371
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>159.389.661</b>	<b>-257.934.252</b>
Finance income	31	756.162	17.475.572
Finance costs	31	-255.699.480	-84.626.384
Gains (losses) on net monetary position		350.867.999	379.007.266
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>255.314.342</b>	<b>53.922.202</b>
Tax (Expense) Income, Continuing Operations		-476.594.654	0
Deferred Tax (Expense) Income		-476.594.654	0
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-221.280.312</b>	<b>53.922.202</b>
<b>PROFIT (LOSS)</b>		<b>-221.280.312</b>	<b>53.922.202</b>
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-221.280.312	53.922.202
<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	0,84070000	0,22930000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		7.467	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		7.467	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>7.467</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-221.272.845</b>	<b>53.922.202</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-221.272.845	53.922.202

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>143.410.497</b>	<b>66.998.165</b>
Profit (Loss)		-221.280.312	53.922.202
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>769.469.040</b>	<b>-236.154.498</b>
Adjustments for depreciation and amortisation expense	16,28	69.986	9.361
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	19.587.291
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables			19.587.291
Adjustments for provisions		-26.304.072	-82.288.838
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22	3.103.872	699.076
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	9	-29.407.944	-82.987.914
Adjustments for Interest (Income) Expenses	31	258.366.599	86.405.787
Adjustments for Interest Income		254.943.318	67.150.812
Deferred Financial Expense from Credit Purchases	9	8.050.867	84.626.384
Unearned Financial Income from Credit Sales	9	-4.627.586	-65.371.409
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	14	163.562.096	93.097.371
Adjustments for Tax (Income) Expenses	33	476.594.654	
Adjustments Related to Gain and Losses on Net Monetary Position		-102.820.223	-352.965.470
<b>Changes in Working Capital</b>		<b>-404.778.231</b>	<b>249.230.461</b>
Adjustments for decrease (increase) in trade accounts receivable		253.219.160	-1.755.229.449
Adjustments for decrease (increase) in inventories		-319.599.883	-4.530.909
Decrease (Increase) in Prepaid Expenses		-126.168.885	-175.482.707
Adjustments for increase (decrease) in trade accounts payable		-103.870.748	612.783.504
Increase (Decrease) in Employee Benefit Liabilities		16.339.830	1.724.491
Adjustments for Increase (Decrease) in Contract Liabilities		-4.268.023	-60.579.600
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-68.582.146	1.631.048.976
Other Adjustments for Other Increase (Decrease) in Working Capital		-51.847.536	-503.845
Decrease (Increase) in Other Assets Related with Operations		4.056.381	4.431.983
Increase (Decrease) in Other Payables Related with Operations		-55.903.917	-4.935.828
<b>Cash Flows from (used in) Operations</b>		<b>143.410.497</b>	<b>66.998.165</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>0</b>	<b>108.793</b>
Proceeds from sales of property, plant, equipment and intangible assets	16	0	108.793
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-143.332.968</b>	<b>-67.150.812</b>
Proceeds from Issuing Shares or Other Equity Instruments		0	0
Proceeds from borrowings		111.610.350	0
Interest paid	31	-255.699.480	-84.626.384
Interest Received	31	756.162	17.475.572
INFLATION EFFECT		-66.873	-101.532
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>10.656</b>	<b>-145.386</b>
Net increase (decrease) in cash and cash equivalents		10.656	-145.386
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>5</b>	<b>731.433</b>	<b>1.110.530</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>5</b>	<b>742.089</b>	<b>965.144</b>



# 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	Inflation Adjustments on 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)											
<b>Equity at beginning of period</b>	235.115.706	3.837.779.355	-40.022.370	60.799	-121.553			11.482.512.032	2.690.025.419	18.205.349.388	18.205.349.388
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								2.690.025.416	-2.690.025.419		
Total Comprehensive Income (Loss)											0
Profit (loss)									53.922.202	53.922.202	53.922.202
Other Comprehensive Income (Loss)					15.913					15.913	15.913
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											
<b>Equity at end of period</b>	235.115.706	3.837.779.355	-40.022.370	60.799	-105.640			14.172.537.451	53.922.202	18.259.287.503	18.259.287.503
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	263.216.903	5.039.765.941	-37.662.213	58.398	-81.675			12.999.702.081	-3.555.114.183	14.709.885.152	14.709.885.152
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								-3.555.114.183	3.555.114.183		
Total Comprehensive Income (Loss)											
Profit (loss)									-221.280.312	-221.280.312	-221.280.312
Other Comprehensive Income (Loss)					7.467					7.467	7.467
Issue of equity											0
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  
01.01.2024 - 31.03.2024

Current Period 01.01.2025 - 31.03.2025													
	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					58.398							0
	<b>Equity at end of period</b>	<b>263.216.903</b>	<b>5.039.765.841</b>	<b>-37.662.213</b>	<b>89.535</b>	<b>-74.208</b>			<b>9.444.587.898</b>	<b>-221.280.312</b>	<b>14.488.612.307</b>		<b>14.488.612.307</b>