Date and time of publication on KAP: 14.11.2025 18:42:07
https://www.kap.org.tr/en/Bildirim/1517093

KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2025 - 3. 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 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	5	828.374	833.555
Trade Receivables		198.729.345	446.263.699
Trade Receivables Due From Related Parties	9,35	158.964.019	338.713.599
Trade Receivables Due From Unrelated Parties	9	39.765.326	107.550.100
Other Receivables		194.679	146.623
Other Receivables Due From Unrelated Parties	10	194.679	146.623
Inventories	12	10.675.965.351	10.259.835.947
Prepayments	13	27.112.061	13.535.809
Current Tax Assets		0	64.205
Other current assets		20.112.511	27.052.575
Other Current Assets Due From Unrelated Parties	24	20.112.511	27.052.575
SUB-TOTAL		**10.922.942.321**	**10.747.732.413**
Total current assets		**10.922.942.321**	**10.747.732.413**
NON-CURRENT ASSETS			
Financial Investments	6	3.631.296.439	3.631.296.439
Trade Receivables		0	3.234.231
Trade Receivables Due From Unrelated Parties	9	0	3.234.231
Other Receivables		523.171	656.211
Other Receivables Due From Unrelated Parties	10	523.171	656.211
Investments accounted for using equity method	14	4.301.042.935	5.563.476.839
Investment property	15	4.088.060.392	4.088.060.392
Property, plant and equipment	16	466.070	489.243
Prepayments	13	15.381.811	54.681.620
Deferred Tax Asset	33	312.341.006	40.366.405
Total non-current assets		**12.349.111.824**	**13.382.261.380**
Total assets		**23.272.054.145**	**24.129.993.793**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	7	301.790.271	333.917.889
Current Portion of Non-current Borrowings	7	551.961.335	582.177.635
Trade Payables		894.993.888	1.896.108.589
Trade Payables to Related Parties	9,35	888.455.660	1.095.718.740
Trade Payables to Unrelated Parties	9	6.538.228	800.389.849
Employee Benefit Obligations	18	14.468.126	11.006.878
Other Payables		3.416.888	593.522.689
Other Payables to Related Parties	10	3.371.445	463.480.390
Other Payables to Unrelated Parties	10	45.443	130.042.299
Deferred Income Other Than Contract Liabilities		0	77.190.145
Deferred Income Other Than Contract Liabilities From Related Parties	13	0	75.257.753
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	0	1.932.392
Current provisions	20	296.544.024	368.786.660
Current provisions for employee benefits	22	4.298.906	2.224.814
Other current provisions		292.245.118	366.561.846
Other Current Liabilities	24	62.103.334	45.886.190
SUB-TOTAL		**2.125.277.866**	**3.908.596.675**
Total current liabilities		**2.125.277.866**	**3.908.596.675**
NON-CURRENT LIABILITIES			
Long Term Borrowings	7	598.275.447	97.339.238
Trade Payables		527.362.981	0
Trade Payables To Related Parties	9,35	524.922.388	0
Trade Payables To Unrelated Parties	9	2.440.593	0
Other Payables		164.306.432	25.475.908
Other Payables to Related Parties	10,35	130.357.043	0
Other Payables to Unrelated parties	10	33.949.389	25.475.908
Deferred Income Other Than Contract Liabilities		834.215.635	775.527.721

Deferred Income Other Than Contract Liabilities From Related Parties	13	91.555.808	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties	13	742.659.827	775.527.721
Non-current provisions		4.679.959	3.241.602
Non-current provisions for employee benefits	22	4.679.959	3.241.602
Deferred Tax Liabilities	33	3.784.002.662	2.556.106.589
Total non-current liabilities		**5.912.843.116**	**3.457.691.058**
Total liabilities		**8.038.120.982**	**7.366.287.733**
EQUITY			
Equity attributable to owners of parent		15.233.933.163	16.763.706.060
Issued capital	25	1.316.084.515	263.216.903
Inflation Adjustments on Capital	25	4.673.260.732	5.780.207.192
Treasury Shares (-)	25	-42.920.563	-42.920.563
Share Premium (Discount)	25	54.145.398	66.550
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		0	-93.079
Gains (Losses) on Revaluation and Remeasurement		0	-93.079
Gains (Losses) on Remeasurements of Defined Benefit Plans		0	-93.079
Prior Years' Profits or Losses	25	10.993.380.436	14.814.703.689
Current Period Net Profit Or Loss	25	-1.760.017.355	-4.051.474.632
Total equity		**15.233.933.163**	**16.763.706.060**
Total Liabilities and Equity		**23.272.054.145**	**24.129.993.793**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	26	71.357.829	1.280.968.012	43.686.555	13.888.927
Cost of sales	26	-250.356	-1.214.036.630	0	9.604.489
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		71.107.473	66.931.382	43.686.555	23.493.416
GROSS PROFIT (LOSS)		71.107.473	66.931.382	43.686.555	23.493.416
General Administrative Expenses	28	-57.074.315	-271.938.996	-15.743.459	-22.366.451
Other Income from Operating Activities	29	42.511.267	406.975.219	8.969.006	-9.727.352
Other Expenses from Operating Activities	29	-24.957.786	-409.513.025	-76.596	-78.349.099
PROFIT (LOSS) FROM OPERATING ACTIVITIES		31.586.639	-207.545.420	36.835.506	-86.949.486
Share of Profit (Loss) from Investments Accounted for Using Equity Method	14	605.397.170	24.555.749	-233.598.803	11.785.710
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		636.983.809	-182.989.671	-196.763.297	-75.163.776
Finance income	31	914.617	16.866.940	51.680	-3.048.549
Finance costs	31	-808.406.702	-144.149.228	-34.217.982	-15.678.579
Gains (losses) on net monetary position	40	-633.587.607	785.532.586	-286.546.623	119.825.265
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-804.095.883	475.260.627	-517.476.222	25.934.361
Tax (Expense) Income, Continuing Operations		-955.921.472	0	-325.406.681	0
Deferred Tax (Expense) Income		-955.921.472	0	-325.406.681	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-1.760.017.355	475.260.627	-842.882.903	25.934.361
PROFIT (LOSS)		-1.760.017.355	475.260.627	-842.882.903	25.934.361
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-1.760.017.355	475.260.627	-842.882.903	25.934.361
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	-1,33730000	1,80560000	-3,20220000	0,98500000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		93.079	-832.641	79.777	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		93.079	-832.641	79.777	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**93.079**	**-832.641**	**79.777**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-1.759.924.276**	**474.427.986**	**-842.803.126**	**25.934.361**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-1.759.924.276	474.427.986	-842.803.126	25.934.361

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**138.912.229**	**439.252.071**
Profit (Loss)		-1.760.017.355	475.260.627
Profit (Loss) from Continuing Operations		-1.760.017.355	475.260.627
Adjustments to Reconcile Profit (Loss)		**2.347.932.701**	**-858.164.662**
Adjustments for depreciation and amortisation expense	16,28	23.173	89.225
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-34.338.326	4.260.783
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	9	-33.146.696	4.260.783
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		-1.191.630	0
Adjustments for provisions		4.939.952	899.930
Adjustments for (Reversal of) Provisions Related with Employee Benefits	20	4.939.952	899.930
Adjustments for Interest (Income) Expenses	31	817.862.491	125.697.413
Adjustments for interest expense	31	807.492.085	127.282.288
Deferred Financial Expense from Credit Purchases	29	20.849.056	22.302.314
Unearned Financial Income from Credit Sales	29	-10.478.650	-23.887.189
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	14	-605.397.170	-24.555.749
Adjustments for Tax (Income) Expenses	19	955.921.472	0
Adjustments Related to Gain and Losses on Net Monetary Position		1.208.921.109	-964.556.264
Changes in Working Capital		**-449.003.117**	**822.156.106**
Adjustments for decrease (increase) in trade accounts receivable		171.935.039	-88.636.109
Adjustments for decrease (increase) in inventories		-414.937.772	-14.140.596
Decrease (Increase) in Prepaid Expenses		11.893.158	-32.039.156
Adjustments for increase (decrease) in trade accounts payable		-78.856.118	459.687.218
Increase (Decrease) in Employee Benefit Liabilities		-163.310	0
Adjustments for increase (decrease) in other operating payables		-325.779.535	226.390.302
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		154.377.743	215.702.552
Other Adjustments for Other Increase (Decrease) in Working Capital		32.527.678	55.191.895
Cash Flows from (used in) Operations		**138.912.229**	**439.252.071**
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**0**	**-22.498.979**
Cash Inflows from Sale of Investment Property	15	0	1.277.206.868
Cash Outflows from Acquition of Investment Property	15	0	-1.299.705.847
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-138.748.415**	**-416.449.500**
Proceeds from Issuing Shares or Other Equity Instruments		0	39.523.375
Proceeds from issuing shares		0	39.523.375
Proceeds from borrowings		438.592.291	-328.690.587
Interest paid	31	-808.406.702	-144.149.228
Interest Received	31	914.617	16.866.940
Other inflows (outflows) of cash		230.151.379	0
INFLATION EFFECT		-168.995	-566.726
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-5.181	-263.134
Net increase (decrease) in cash and cash equivalents		-5.181	-263.134
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**833.555**	**1.265.580**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**828.374**	**1.002.446**

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]												
Equity at beginning of period		**235.115.706**	**4.406.431.698**	**-45.611.678**	**70.723**	**-138.524**			**13.085.685.524**	**3.065.603.292**	**20.747.156.741**	**20.747.156.741**
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									3.065.603.292	-3.065.603.292		
Total Comprehensive Income (Loss)												
Profit (loss)										475.260.627	475.260.627	475.260.627
Other Comprehensive Income (Loss)						-832.641					-832.641	-832.641
Issue of equity		28.101.197	11.422.178								39.523.375	39.523.375
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		**263.216.903**	**4.417.853.876**	**-45.611.678**	**70.723**	**-971.165**			**16.151.288.816**	**475.260.627**	**21.261.108.102**	**21.261.108.102**
Statement of changes in equity [abstract]												
Statement of changes in equity [line items]												
Equity at beginning of period		**263.216.903**	**5.780.207.192**	**-42.920.563**	**66.550**	**-93.079**			**14.814.703.689**	**-4.051.474.632**	**16.763.706.060**	**16.763.706.060**
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									-4.051.474.632	4.051.474.632	0	0
Total Comprehensive Income (Loss)												
Profit (loss)										-1.760.017.355	-1.760.017.355	-1.760.017.355
Other Comprehensive Income (Loss)						93.079					93.079	93.079
Issue of equity		1.052.867.612	-1.106.946.460		54.078.848							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 - 30.09.2024

Current Period 01.01.2025 - 30.09.2025															
	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											230.151.379			
	Equity at end of period		**1.316.084.515**	**4.673.260.732**	**-42.920.563**	**54.145.398**	**0**				**10.993.380.436**	**-1.760.017.355**	**15.233.933.163**		**15.233.933.163**