



KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 1. 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 31.03.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	188.463	261.958
Financial Investments	7	0	0
Trade Receivables	10	72.408.170	64.434.319
Trade Receivables Due From Related Parties	10,37	8.980.162	1.026.554
Trade Receivables Due From Unrelated Parties	10	63.428.008	63.407.765
Other Receivables	11	8.293.188	4.493.659
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	8.293.188	4.493.659
Derivative Financial Assets	12	0	0
Inventories	13	974.920.736	946.105.734
Biological Assets	14	0	0
Prepayments	15	91.140.680	78.657.087
Current Tax Assets	25	51.188	51.188
Other current assets	26	63.697.722	64.985.450
SUB-TOTAL		1.210.700.147	1.158.989.395
Non-current Assets or Disposal Groups Classified as Held for Sale	34	0	0
Total current assets		1.210.700.147	1.158.989.395
NON-CURRENT ASSETS			
Financial Investments	7	283.254.005	283.254.005
Trade Receivables	10	49.618.209	60.497.431
Trade Receivables Due From Related Parties	10,37	1.974.154	0
Trade Receivables Due From Unrelated Parties	10	47.644.055	60.497.431
Other Receivables	11	5.589.363	5.566.719
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	5.589.363	5.566.719
Investments accounted for using equity method	16	158.816.789	158.709.991
Investment property	17	196.202.317	196.522.318
Property, plant and equipment	18	1.005.794	1.012.050
Intangible assets and goodwill	19	36.897	44.157
Goodwill	19	0	0
Other intangible assets	19	36.897	44.157
Prepayments	15	169.236.586	166.987.797
Deferred Tax Asset	35	0	0
Other Non-current Assets	26	7.960.685	8.125.097
Total non-current assets		871.720.645	880.719.565
Total assets		2.082.420.792	2.039.708.960
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	318.009.213	315.475.080
Current Portion of Non-current Borrowings	8	196.979.760	158.129.813
Other Financial Liabilities	9	0	0
Trade Payables	10	191.301.632	208.401.628
Trade Payables to Related Parties	10,37	173.506.960	186.122.233
Trade Payables to Unrelated Parties	10	17.794.672	22.279.395
Employee Benefit Obligations	20	1.179.674	1.008.050
Other Payables	11	39.920.659	15.097.439
Other Payables to Related Parties	11,37	24.134.174	0
Other Payables to Unrelated Parties	11	15.786.485	15.097.439
Liabilities Due to Investments Accounted for Using Equity Method	16	204.367	176.902
Derivative Financial Liabilities	12	0	0
Government Grants	21	0	0
Deferred Income	15	7.184.018	6.047.016
Current tax liabilities, current	35	0	0
Current provisions	22	8.519.250	8.537.527
Current provisions for employee benefits	22	137.655	155.932
Other current provisions	22	8.381.595	8.381.595

Other Current Liabilities	26	0	0
SUB-TOTAL		763.298.573	712.873.455
Liabilities included in disposal groups classified as held for sale	34	0	0
Total current liabilities		763.298.573	712.873.455
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	128.377.927	145.320.327
Other Financial Liabilities	9	0	0
Trade Payables	10	11.628.107	0
Trade Payables To Related Parties	10,37	0	0
Trade Payables To Unrelated Parties	10	11.628.107	0
Other Payables	11	38.151.745	36.221.779
Other Payables to Related Parties	11,37	38.151.745	36.221.779
Other Payables to Unrelated parties	11	0	0
Derivative Financial Liabilities	12	0	0
Government grants	21	0	0
Deferred Income	15	900.981.792	902.695.290
Deferred Income From Related Parties	15	104.146.929	104.146.929
Deferred Income from Unrelated Parties	15	796.834.863	798.548.361
Non-current provisions	22,24	129.452	137.169
Non-current provisions for employee benefits	22,24	129.452	137.169
Other non-current provisions	22	0	0
Current Tax Liabilities	25	0	0
Deferred Tax Liabilities	35	0	0
Other non-current liabilities	26	0	0
Total non-current liabilities		1.079.269.023	1.084.374.565
Total liabilities		1.842.567.596	1.797.248.020
EQUITY			
Equity attributable to owners of parent	27	239.853.196	242.460.940
Issued capital	27	235.115.706	235.115.706
Inflation Adjustments on Capital	27	0	0
Treasury Shares (-)	27	-3.279.031	-3.279.031
Capital Adjustments due to Cross-Ownership (-)	27	0	0
Share Premium (Discount)	27	2.576	2.576
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	27	70.223	70.223
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss	27	0	0
Restricted Reserves Appropriated From Profits	27	0	0
Prior Years' Profits or Losses	27	10.551.466	4.353.384
Current Period Net Profit Or Loss	27	-2.607.744	6.198.082
Non-controlling interests	27	0	0
Total equity		239.853.196	242.460.940
Total Liabilities and Equity		2.082.420.792	2.039.708.960

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	28	13.201.231	3.801.890
Cost of sales	28	-7.224.738	-1.859.904
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		5.976.493	1.941.986
GROSS PROFIT (LOSS)		5.976.493	1.941.986
General Administrative Expenses	29	-2.433.316	-1.772.784
Marketing Expenses	29	-561.464	-1.658.203
Research and development expense	29	0	0
Other Income from Operating Activities	31	6.660.880	4.068.120
Other Expenses from Operating Activities	31	-10.651.999	-7.680.308
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-1.009.406	-5.101.189
Investment Activity Income	32	0	1.500
Investment Activity Expenses	32	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	79.333	-208.974
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-930.073	-5.308.663
Finance income	33	2.971.136	1.005.814
Finance costs	33	-4.648.807	-3.033.347
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.607.744	-7.336.196
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	35	0	0
Deferred Tax (Expense) Income	35	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.607.744	-7.336.196
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0
PROFIT (LOSS)		-2.607.744	-7.336.196
Profit (loss), attributable to [abstract]			
Non-controlling Interests	27	0	0
Owners of Parent	27	-2.607.744	-7.336.196
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>	36	-0,01110000	-0,03120000
Basic Earnings (Loss) Per Share from Discontinued Operations			
<i>Durdurulan Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	36	0,00000000	0,00000000
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)		-2.607.744	-7.336.196
Total Comprehensive Income Attributable to			
Non-controlling Interests	27	0	0
Owners of Parent	27	-2.607.744	-7.336.196

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period	Previous Period
		01.01.2018 - 31.03.2018	01.01.2017 - 31.03.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-2.262.358	-39.643.298
Profit (Loss)		-2.607.744	-7.336.196
Profit (Loss) from Continuing Operations		-2.607.744	-7.336.196
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)		1.225.343	4.162.747
Adjustments for depreciation and amortisation expense	17,18,19	184.928	42.561
Adjustments for Impairment Loss (Reversal of Impairment Loss)	10	-39.472	11.637
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	-39.472	11.637
Adjustments for provisions		-25.994	309.117
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	-25.994	20.375
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	0	288.742
Adjustments for Interest (Income) Expenses		1.288.828	3.591.958
Adjustments for interest expense	33	1.802.284	2.866.474
Deferred Financial Expense from Credit Purchases	10	-1.747.053	26.362
Unearned Financial Income from Credit Sales	10	1.233.597	699.122
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-79.333	208.974
Adjustments For Undistributed Profits Of Joint Ventures	16	-79.333	208.974
Adjustments for losses (gains) on disposal of non-current assets		-103.614	-1.500
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-103.614	-1.500
Changes in Working Capital		-879.957	-36.469.849
Adjustments for decrease (increase) in trade accounts receivable	10	1.711.246	1.577.260
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-3.822.173	-685.770
Adjustments for decrease (increase) in inventories	13	-7.947.854	-22.146.378
Decrease (Increase) in Prepaid Expenses	15	-14.732.382	-71.694.596
Adjustments for increase (decrease) in trade accounts payable	10	-3.724.836	13.549.935
Increase (Decrease) in Employee Benefit Liabilities	20	171.624	218.819
Adjustments for increase (decrease) in other operating payables	11	26.753.186	2.787.426
Increase (Decrease) in Deferred Income	15	-576.496	46.204.116
Other Adjustments for Other Increase (Decrease) in Working Capital		1.287.728	-6.280.661
Decrease (Increase) in Other Assets Related with Operations		1.287.728	-6.266.967
Increase (Decrease) in Other Payables Related with Operations		0	-13.694
Cash Flows from (used in) Operations		-2.262.358	-39.643.298
Dividends paid		0	0
Dividends received		0	0
Interest paid		0	0
Interest received		0	0
Payments Related with Provisions for Employee Benefits		0	0
Income taxes refund (paid)		0	0
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		416.615	127.932
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-7.000	-2.697
Cash Inflows from Sale of Investment Property	17	423.615	232.500
Cash Outflows from Acquistion of Investment Property	17	0	-1.948
Other inflows (outflows) of cash		0	-99.923
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.772.248	38.871.860
Payments to Acquire Entity's Shares or Other Equity Instruments	27	0	0
Proceeds from borrowings		18.235.000	106.395.000
Proceeds from Loans	8	18.235.000	106.395.000
Repayments of borrowings		-11.816.255	-44.435.639
Loan Repayments		-11.326.160	-44.435.639
Cash Outflows from Other Financial Liabilities	8	-490.095	0
Interest paid	8	-4.646.497	-23.087.501
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-73.495	-643.506
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-73.495	-643.506
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	261.958	896.470

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

6

188.463

252.964

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	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				Other Revaluation Increases (Decreases)									
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	27	235.115.706	-3.279.031	2.576	70.223	0			21.998.992	-17.645.608	236.262.858	0	236.262.858
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	27	0	0	0	0	0			0	0	0	0	0
Other Restatements													
Restated Balances													
Transfers	27	0	0	0	0	0			-17.645.608	17.645.608	0	0	0
Total Comprehensive Income (Loss)		0	0	0	0	0			0	-7.336.196	-7.336.196		-7.336.196
Profit (loss)	27	0	0	0	0	0			0	-7.336.196	-7.336.196	0	-7.336.196
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	27	235.115.706	-3.279.031	2.576	70.223	0			4.353.394	-7.336.196	228.926.662	0	228.926.662
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	27	235.115.706	-3.279.031	2.576	70.223	0			4.353.394	6.198.082	242.460.940	0	242.460.940
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	27	0	0	0	0	0			0	0	0	0	0
Other Restatements													
Restated Balances													
Transfers	27	0	0	0	0	0			6.198.082	-6.198.082	0	0	0
Total Comprehensive Income (Loss)	27	0	0	0	0	0			0	-2.607.744	-2.607.744	0	-2.607.744
Profit (loss)	27	0	0	0	0	0			0	-2.607.744	-2.607.744	0	-2.607.744
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													

Previous Period
01.01.2017 - 31.03.2017

Current Period 01.01.2018 - 31.03.2018												
	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	27	235.115.706	-3.279.031	2.576	70.223	0		10.551.466	0	239.853.196	0 239.853.196