



KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	392.930	424.034
Financial Investments	7	0	0
Trade Receivables	10	112.117.071	65.350.486
Trade Receivables Due From Related Parties	10,37	45.492.938	1.539.415
Trade Receivables Due From Unrelated Parties	10	66.624.133	63.811.071
Other Receivables	11	12.713.395	6.109.051
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	12.713.395	6.109.051
Derivative Financial Assets	12	0	0
Inventories	13	1.333.949.262	1.250.759.910
Biological Assets	14	0	0
Prepayments	15	78.568.015	78.675.117
Current Tax Assets	25	51.188	51.188
Other current assets	26	86.441.726	82.064.529
SUB-TOTAL		1.624.233.587	1.483.434.315
Non-current Assets or Disposal Groups Classified as Held for Sale	34	0	0
Total current assets		1.624.233.587	1.483.434.315
NON-CURRENT ASSETS			
Financial Investments	7	0	0
Trade Receivables	10	29.041.422	60.578.963
Trade Receivables Due From Related Parties	10,37	0	0
Trade Receivables Due From Unrelated Parties	10	29.041.422	60.578.963
Other Receivables	11	5.826.603	5.803.958
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	5.826.603	5.803.958
Investments accounted for using equity method	16	130.668.287	158.709.991
Investment property	17	212.364.210	212.684.211
Property, plant and equipment	18	3.389.871	3.546.187
Intangible assets and goodwill	19	61.084.595	69.902.696
Goodwill	19	61.058.003	69.852.143
Other intangible assets	19	26.592	50.553
Prepayments	15	202.681.192	182.812.169
Deferred Tax Asset	35	0	0
Other Non-current Assets	26	8.001.788	8.125.097
Total non-current assets		653.057.968	702.163.272
Total assets		2.277.291.555	2.185.597.587
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	301.433.716	315.475.080
Current Portion of Non-current Borrowings	8	263.511.556	175.072.264
Other Financial Liabilities	9	0	0
Trade Payables	10	224.010.481	205.112.896
Trade Payables to Related Parties	10,37	184.702.927	176.212.648
Trade Payables to Unrelated Parties	10	39.307.554	28.900.248
Employee Benefit Obligations	20	2.264.516	2.599.112
Other Payables	11	203.602.402	22.274.231
Other Payables to Related Parties	11,37	179.253.511	6.515.022
Other Payables to Unrelated Parties	11	24.348.891	15.759.209
Liabilities Due to Investments Accounted for Using Equity Method	16	271.859	176.902
Derivative Financial Liabilities	12	0	0
Government Grants	21	0	0
Deferred Income	15	21.106.861	7.016.526
Current tax liabilities, current	35	0	0
Current provisions	22	21.796.162	10.789.679
Current provisions for employee benefits	22	140.712	171.281
Other current provisions	22	21.655.450	10.618.398

Other Current Liabilities	26	0	0
SUB-TOTAL		1.037.997.553	738.516.690
Liabilities included in disposal groups classified as held for sale	34	0	0
Total current liabilities		1.037.997.553	738.516.690
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	138.634.197	179.638.845
Other Financial Liabilities	9	0	0
Trade Payables	10	786.434	0
Trade Payables To Related Parties	10,37	0	0
Trade Payables To Unrelated Parties	10	786.434	0
Other Payables	11	0	36.221.779
Other Payables to Related Parties	11,37	0	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	927.725.239	960.683.799
Deferred Income From Related Parties	15	0	0
Deferred Income from Unrelated Parties	15	927.725.239	960.683.799
Non-current provisions	22,24	91.451	178.624
Non-current provisions for employee benefits	22,24	91.451	178.624
Other non-current provisions	22	0	0
Current Tax Liabilities	25	0	0
Deferred Tax Liabilities	35	13.114.629	13.422.772
Other non-current liabilities	26	0	0
Total non-current liabilities		1.080.351.950	1.190.145.819
Total liabilities		2.118.349.503	1.928.662.509
EQUITY			
Equity attributable to owners of parent	27	130.708.953	235.106.934
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	21.239.701	8.589.634
Current Period Net Profit Or Loss	27	-122.440.222	-5.392.174
Non-controlling interests	27	28.233.099	21.828.144
Total equity		158.942.052	256.935.078
Total Liabilities and Equity		2.277.291.555	2.185.597.587

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	28	14.255.154	64.038.382	6.711.572	4.060.026
Cost of sales	28	-3.229.909	-41.501.246	-886.502	-1.166.356
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		11.025.245	22.537.136	5.825.070	2.893.670
GROSS PROFIT (LOSS)		11.025.245	22.537.136	5.825.070	2.893.670
General Administrative Expenses	29	-13.125.303	-6.893.531	-3.338.274	-2.753.968
Marketing Expenses	29	-1.749.389	-4.960.848	-598.081	-1.141.828
Other Income from Operating Activities	31	16.349.511	19.757.084	2.166.161	7.119.819
Other Expenses from Operating Activities	31	-79.813.857	-21.460.627	-37.674.764	-4.827.205
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-67.313.793	8.979.214	-33.619.888	1.290.488
Investment Activity Income	32	0	0	0	0
Investment Activity Expenses	32	0	0	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-28.136.661	-1.076.358	-27.193.400	-680.684
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-95.450.454	7.902.856	-60.813.288	609.804
Finance income	33	15.831.817	6.058.866	7.922.259	2.794.059
Finance costs	33	-44.851.704	-13.841.449	-16.369.629	-4.019.792
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-124.470.341	120.273	-69.260.658	-615.929
Tax (Expense) Income, Continuing Operations		308.143	39.990	253.290	96.640
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income	35	308.143	39.990	253.290	96.640
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-124.162.198	160.263	-69.007.368	-519.289
PROFIT (LOSS)		-124.162.198	160.263	-69.007.368	-519.289
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-1.721.977	-964.247	-1.189.923	-401.903
Owners of Parent		-122.440.221	1.124.510	-67.817.445	-117.386
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>		-0,52080000	0,00480000	-0,28840000	-0,00050000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
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)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-124.162.198	160.263	-69.007.368	-519.289
Total Comprehensive Income Attributable to					
Non-controlling Interests		-1.721.977	-964.247	-1.189.923	-401.903
Owners of Parent		-122.440.221	1.124.510	-67.817.445	-117.386

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-23.614.987	-30.993.493
Profit (Loss) from Continuing Operations		-124.162.198	160.263
Profit (Loss) from Discontinued Operations		-124.162.198	160.263
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)			
Adjustments to Reconcile Profit (Loss)		83.175.039	3.938.641
Adjustments for depreciation and amortisation expense	17,18,19	187.277	276.543
Adjustments for Impairment Loss (Reversal of Impairment Loss)		559.696	195.684
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	559.696	195.684
Adjustments for provisions		10.919.310	759.107
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	-117.742	16.715
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	11.037.052	742.392
Adjustments for Interest (Income) Expenses		43.783.852	13.111.850
Adjustments for interest expense	33	44.851.704	11.956.307
Deferred Financial Expense from Credit Purchases	10	-2.824.131	1.549.506
Unearned Financial Income from Credit Sales	10	1.756.279	-393.963
Adjustments for fair value losses (gains)		0	-9.269.339
Adjustments for Fair Value Losses (Gains) of Investment Property	31	0	-10.757.418
Other Adjustments for Fair Value Losses (Gains)		0	1.488.079
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		28.136.661	1.076.358
Adjustments For Undistributed Profits Of Joint Ventures	16	28.136.661	1.076.358
Adjustments for Tax (Income) Expenses		-308.143	-39.990
Adjustments for losses (gains) on disposal of non-current assets		-103.614	-2.171.572
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-103.614	-2.171.572
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	10	-17.545.019	36.851.556
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-6.626.988	-1.022.980
Adjustments for decrease (increase) in inventories	13	-82.810.630	-78.065.621
Decrease (Increase) in Prepaid Expenses	15	-19.761.921	-85.623.162
Adjustments for increase (decrease) in trade accounts payable	10	22.508.150	-13.448.331
Increase (Decrease) in Employee Benefit Liabilities	20	-334.596	-59.760
Adjustments for increase (decrease) in other operating payables	11	145.106.392	47.301.696
Increase (Decrease) in Deferred Income	15	-18.868.225	70.309.619
Other Adjustments for Other Increase (Decrease) in Working Capital		-4.294.991	-11.335.414
Decrease (Increase) in Other Assets Related with Operations		-4.377.197	-11.333.363
Increase (Decrease) in Other Payables Related with Operations		82.206	-2.051
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Inflows from Sale of Shares of Subsidiaries that doesn't Cause Loss of Control		55.500.000	0
Proceeds from sales of property, plant, equipment and intangible assets	18,19	0	404.586
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-7.000	-346.491
Cash Inflows from Sale of Investment Property	17	423.615	7.541.453
Cash Outflows from Acquisition of Investment Property	17	0	-1.948
Other inflows (outflows) of cash		0	-99.923
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		63.153.189	218.033.591
Proceeds from Loans	8	63.153.189	209.813.000
Proceeds from Other Financial Borrowings	8	0	8.220.591
Repayments of borrowings		-64.358.361	-140.782.087
Loan Repayments		-63.387.925	-138.653.906
Cash Outflows from Other Financial Liabilities	8	-970.436	-2.128.181
Interest paid	8	-31.127.560	-54.336.448
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Effect of exchange rate changes on cash and cash equivalents			
		0	0

Net increase (decrease) in cash and cash equivalents		-31.104	-580.760
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	424.034	956.795
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	392.930	376.035

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	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	-13.409.359	240.499.107	26.838.728	267.337.835
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				-13.409.359	13.409.359	0	0	0
Total Comprehensive Income (Loss)		0	0	0	0	0				0	1.124.510	1.124.510	-964.247	160.263
Profit (loss)	27	0	0	0	0	0				0	1.124.510	1,124,510	-964,247	160,263
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				8.589.633	1.124.510	241.623.617	25.874.481	267.498.098
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				8.589.634	-5.392.174	235.106.934	21.828.144	256.935.078
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				-5.392.174	5.392.174	0	0	0
Total Comprehensive Income (Loss)		0	0	0	0	0				0	-122.440.222	-122.440.222	-1.721.977	-124.162.199
Profit (loss)	27	0	0	0	0	0				0	-122.440.222	-122.440.222	-1.721.977	-124.162.199
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 - 30.09.2017

Current Period 01.01.2018 - 30.09.2018														
	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								18.042.241	0	18.042.241	8.126.932	26.169.173	
	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		21.239.701	-122.440.222	130.708.953	28.233.099	158.942.052	