



KAMUYU AYDINLATMA PLATFORMU

YEŐİL GAYRİMENKUL YATIRIM ORTAKLIĐI A.Ő.
Financial Report
Unconsolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	350.693	261.958
Financial Investments	7	0	0
Trade Receivables	10	120.607.302	64.434.319
Trade Receivables Due From Related Parties	10,37	54.162.250	1.026.554
Trade Receivables Due From Unrelated Parties	10	66.445.052	63.407.765
Other Receivables	11	11.077.851	4.493.659
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	11.077.851	4.493.659
Derivative Financial Assets	12	0	0
Inventories	13	1.037.190.045	946.105.734
Biological Assets	14	0	0
Prepayments	15	78.515.223	78.657.087
Current Tax Assets	25	51.188	51.188
Other current assets	26	69.651.355	64.985.450
SUB-TOTAL		1.317.443.657	1.158.989.395
Non-current Assets or Disposal Groups Classified as Held for Sale	34	0	0
Total current assets		1.317.443.657	1.158.989.395
NON-CURRENT ASSETS			
Financial Investments	7	230.020.607	283.254.005
Trade Receivables	10	29.041.422	60.497.431
Trade Receivables Due From Related Parties	10,37	0	0
Trade Receivables Due From Unrelated Parties	10	29.041.422	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	130.668.287	158.709.991
Investment property	17	196.202.317	196.522.318
Property, plant and equipment	18	980.302	1.012.050
Intangible assets and goodwill	19	24.187	44.157
Goodwill	19	0	0
Other intangible assets	19	24.187	44.157
Prepayments	15	189.727.224	166.987.797
Deferred Tax Asset	35	0	0
Other Non-current Assets	26	8.001.788	8.125.097
Total non-current assets		790.255.497	880.719.565
Total assets		2.107.699.154	2.039.708.960
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	301.433.716	315.475.080
Current Portion of Non-current Borrowings	8	236.932.325	158.129.813
Other Financial Liabilities	9	0	0
Trade Payables	10	222.103.389	208.401.628
Trade Payables to Related Parties	10,37	186.524.609	186.122.233
Trade Payables to Unrelated Parties	10	35.578.780	22.279.395
Employee Benefit Obligations	20	1.818.326	1.008.050
Other Payables	11	189.561.332	15.097.439
Other Payables to Related Parties	11,37	167.759.363	0
Other Payables to Unrelated Parties	11	21.801.969	15.097.439
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	7.089.784	6.047.016
Current tax liabilities, current	35	0	0
Current provisions	22	18.714.637	8.537.527
Current provisions for employee benefits	22	120.326	155.932
Other current provisions	22	18.594.311	8.381.595

Other Current Liabilities	26	0	0
SUB-TOTAL		977.925.368	712.873.455
Liabilities included in disposal groups classified as held for sale	34	0	0
Total current liabilities		977.925.368	712.873.455
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	112.925.633	145.320.327
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	886.926.643	902.695.290
Deferred Income From Related Parties	15	104.146.929	104.146.929
Deferred Income from Unrelated Parties	15	782.779.714	798.548.361
Non-current provisions	22,24	77.108	137.169
Non-current provisions for employee benefits	22,24	77.108	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		1.000.715.818	1.084.374.565
Total liabilities		1.978.641.186	1.797.248.020
EQUITY			
Equity attributable to owners of parent	27	129.057.968	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	-113.402.972	6.198.082
Total equity		129.057.968	242.460.940
Total Liabilities and Equity		2.107.699.154	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 - 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	23.978.402	61.634.816	6.711.572	4.060.025
Cost of sales	28	-8.871.650	-39.041.295	-670.152	-517.776
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		15.106.752	22.593.521	6.041.420	3.542.249
GROSS PROFIT (LOSS)		15.106.752	22.593.521	6.041.420	3.542.249
General Administrative Expenses	29	-12.067.871	-5.969.709	-3.092.275	-2.615.188
Marketing Expenses	29	-1.456.785	-3.764.689	-557.588	-928.448
Research and development expense	29	0	0	0	0
Other Income from Operating Activities	31	15.535.986	18.589.916	2.016.355	6.704.691
Other Expenses from Operating Activities	31	-78.479.247	-21.238.239	-37.466.244	-4.712.296
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-61.361.165	10.210.800	-33.058.332	1.991.008
Investment Activity Income	32	2.266.602			
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)		-87.231.224	9.134.442	-60.251.732	1.310.324
Finance income	33	15.831.817	6.018.189	7.922.259	2.986.510
Finance costs	33	-42.003.564	-10.830.559	-13.071.014	-2.928.134
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-113.402.971	4.322.072	-65.400.487	1.368.700
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income	35	0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-113.402.971	4.322.072	-65.400.487	1.368.700
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0	0	0
PROFIT (LOSS)		-113.402.971	4.322.072	-65.400.487	1.368.700
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-113.402.971	4.322.072	-65.400.487	1.368.700
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	-0,48230000	0,01840000	-0,27820000	0,00580000
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)		-113.402.971	4.322.072	-65.400.487	1.368.700
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-113.402.971	4.322.072	-65.400.487	1.368.700

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period	Previous Period
		01.01.2018 - 30.09.2018	01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-25.275.359	-27.824.313
Profit (Loss)		-113.402.971	4.322.072
Profit (Loss) from Continuing Operations		-113.402.971	4.322.072
Adjustments to Reconcile Profit (Loss)		77.263.864	-2.440.116
Adjustments for depreciation and amortisation expense	17,18,19	182.028	124.864
Adjustments for Impairment Loss (Reversal of Impairment Loss)		246.834	199.063
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	246.834	199.063
Adjustments for provisions		10.117.049	943.627
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	-95.667	53.800
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	10.212.716	889.827
Adjustments for Interest (Income) Expenses		40.951.508	6.656.883
Adjustments for interest expense	33	42.003.564	6.122.935
Deferred Financial Expense from Credit Purchases	10	-2.830.123	880.777
Unearned Financial Income from Credit Sales	10	1.778.067	-346.829
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)			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 losses (gains) on disposal of non-current assets		-103.614	0
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-103.614	
Adjustments for Losses (Gains) on Disposal of Subsidiaries or Joint Operations		-2.266.602	-2.171.572
Changes in Working Capital		10.863.748	-29.706.269
Adjustments for decrease (increase) in trade accounts receivable	10	-26.741.875	36.247.041
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-6.606.836	-1.008.101
Adjustments for decrease (increase) in inventories	13	-70.168.902	-73.460.652
Decrease (Increase) in Prepaid Expenses	15	-22.597.563	-83.758.631
Adjustments for increase (decrease) in trade accounts payable	10	17.318.318	5.103.666
Increase (Decrease) in Employee Benefit Liabilities	20	810.276	-285.247
Adjustments for increase (decrease) in other operating payables	11	138.242.114	25.627.330
Increase (Decrease) in Deferred Income	15	-14.725.879	71.700.824
Other Adjustments for Other Increase (Decrease) in Working Capital		-4.665.905	-9.872.499
Decrease (Increase) in Other Assets Related with Operations		-4.665.905	-9.870.448
Increase (Decrease) in Other Payables Related with Operations		0	-2.051
Cash Flows from (used in) Operations		-25.275.359	-27.824.313
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		55.916.615	7.404.760
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		55.500.000	0
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-7.000	-34.822
Cash Inflows from Sale of Investment Property	17	423.615	7.541.453
Cash Outflows from Acquisition of Investment Property	17		-1.948
Other inflows (outflows) of cash		0	-99.923
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-30.552.521	19.821.222
Payments to Acquire Entity's Shares or Other Equity Instruments	27	0	0
Proceeds from borrowings		59.500.088	204.560.591
Proceeds from Loans	8	60.470.524	196.340.000
Proceeds from Other Financial Borrowings	8	-970.436	8.220.591
Repayments of borrowings		-59.580.004	-136.359.884
Loan Repayments		-59.580.004	-134.231.703
Cash Outflows from Other Financial Liabilities	8		-2.128.181
Interest paid	8	-30.472.605	-48.379.485
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		88.735	-598.331
Net increase (decrease) in cash and cash equivalents		88.735	-598.331

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	350.693	298.139

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				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													0
Other Restatements													
Restated Balances													
Transfers	27	0	0	0	0				-17.645.608	17.645.608	0	0	0
Total Comprehensive Income (Loss)		0	0	0	0				0	4.322.072	4.322.072		4.322.072
Profit (loss)	27	0	0	0	0				0	4.322.072	4.322.072		4.322.072
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				4.353.394	4.322.072	240.594.930	0	240.594.930
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)													
Profit (loss)	27	0	0	0	0	0				-113.402.972	-113.402.972		-113.402.972
Other Comprehensive Income (Loss)										-113.402.972	-113.402.972		-113.402.972
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													

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													
	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	-113.402.972	129.057.968	0	129.057.968