



KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2019 - 1. 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	6.822.594	1.716.466
Trade Receivables	10	121.775.886	108.454.284
Trade Receivables Due From Related Parties	10,37	60.191.989	57.313.252
Trade Receivables Due From Unrelated Parties	10	61.583.897	51.141.032
Other Receivables	11	14.219.506	12.844.709
Other Receivables Due From Unrelated Parties	11	14.219.506	12.844.709
Inventories	13	1.306.372.356	1.306.193.213
Prepayments	15	74.843.079	69.950.309
Current Tax Assets	25	51.188	51.188
Other current assets	26	80.811.520	84.411.803
SUB-TOTAL		1.604.896.129	1.583.621.972
Total current assets		1.604.896.129	1.583.621.972
NON-CURRENT ASSETS			
Trade Receivables		20.605.273	23.742.610
Trade Receivables Due From Unrelated Parties	10	20.605.273	23.742.610
Other Receivables		5.826.603	5.826.603
Other Receivables Due From Unrelated Parties	11	5.826.603	5.826.603
Investments accounted for using equity method	16	141.692.190	147.342.972
Investment property	17	222.705.507	227.774.351
Property, plant and equipment	18	3.307.921	3.345.377
Intangible assets and goodwill	19	61.074.196	61.078.110
Goodwill	19	61.058.003	61.058.003
Other intangible assets	19	16.193	20.107
Prepayments	15	206.862.504	204.306.497
Other Non-current Assets	26	7.970.961	8.001.788
Total non-current assets		670.045.155	681.418.308
Total assets		2.274.941.284	2.265.040.280
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	350.204.606	339.491.137
Current Portion of Non-current Borrowings	8	220.979.627	208.615.803
Trade Payables	10	220.600.712	210.079.361
Trade Payables to Related Parties	10,37	177.153.595	168.196.893
Trade Payables to Unrelated Parties	10	43.447.117	41.882.468
Employee Benefit Obligations	20	840.813	1.260.089
Other Payables	11	212.469.873	208.523.091
Other Payables to Related Parties	11,37	187.126.407	183.243.691
Other Payables to Unrelated Parties	11	25.343.466	25.279.400
Liabilities Due to Investments Accounted for Using Equity Method	16	284.348	277.505
Deferred Income Other Than Contract Liabilities	15	20.274.481	20.407.283
Current provisions	22	23.722.233	23.683.762
Current provisions for employee benefits	22	113.963	75.492
Other current provisions	22	23.608.270	23.608.270
SUB-TOTAL		1.049.376.693	1.012.338.031
Total current liabilities		1.049.376.693	1.012.338.031
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	195.072.842	200.880.262
Deferred Income Other Than Contract Liabilities	15	917.817.025	919.794.626
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	917.817.025	919.794.626
Non-current provisions		79.770	62.397
Non-current provisions for employee benefits	22,24	79.770	62.397
Deferred Tax Liabilities	35	10.832.453	10.949.242
Total non-current liabilities		1.123.802.090	1.131.686.527
Total liabilities		2.173.178.783	2.144.024.558
EQUITY			

Equity attributable to owners of parent		77.127.678	95.349.155
Issued capital	27	235.115.706	235.115.706
Treasury Shares (-)	27	-3.279.031	-3.279.031
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
Prior Years' Profits or Losses	27	-136.560.319	21.239.701
Current Period Net Profit Or Loss	27	-18.221.477	-157.800.020
Non-controlling interests	27	24.634.823	25.666.567
Total equity		101.762.501	121.015.722
Total Liabilities and Equity		2.274.941.284	2.265.040.280

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	28	3.621.278	3.477.983
Cost of sales	28	-143.792	-1.144.385
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.477.486	2.333.598
GROSS PROFIT (LOSS)		3.477.486	2.333.598
General Administrative Expenses	29	-1.256.565	-2.781.946
Marketing Expenses	29	-168.467	-732.859
Other Income from Operating Activities	31	9.898.847	7.113.685
Other Expenses from Operating Activities	31	-11.823.129	-10.835.453
PROFIT (LOSS) FROM OPERATING ACTIVITIES		128.172	-4.902.975
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-5.657.625	79.333
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-5.529.453	-4.823.642
Finance income	33	9.818.780	2.971.136
Finance costs	33	-23.659.337	-6.932.470
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-19.370.010	-8.784.976
Tax (Expense) Income, Continuing Operations		116.789	-155.260
Deferred Tax (Expense) Income	35	116.789	-155.260
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-19.253.221	-8.940.236
PROFIT (LOSS)		-19.253.221	-8.940.236
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-1.031.744	-1.009.341
Owners of Parent		-18.221.477	-7.930.895
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	-0,07750000	-0,03770000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		0	
TOTAL COMPREHENSIVE INCOME (LOSS)		-19.253.221	-8.940.236
Total Comprehensive Income Attributable to			
Non-controlling Interests		-1.031.744	-1.009.341
Owners of Parent		-18.221.477	-7.930.895

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-21.096.268	2.514.400
Profit (Loss)		-19.253.221	-8.940.236
Profit (Loss) from Continuing Operations		-19.253.221	-8.940.236
Adjustments to Reconcile Profit (Loss)		22.393.704	3.418.560
Adjustments for depreciation and amortisation expense	17,18,19	41.370	227.737
Adjustments for Impairment Loss (Reversal of Impairment Loss)		81.742	75.938
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	81.742	75.938
Adjustments for provisions		55.844	-25.994
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	55.844	-25.994
Adjustments for Interest (Income) Expenses		22.466.318	3.168.566
Adjustments for interest expense	33	23.659.337	3.777.834
Deferred Financial Expense from Credit Purchases	10	-1.454.147	-1.852.931
Unearned Financial Income from Credit Sales	10	261.128	1.243.663
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		5.657.625	-79.333
Adjustments For Undistributed Profits Of Joint Ventures	16	5.657.625	-79.333
Adjustments for Tax (Income) Expenses		-116.789	155.260
Adjustments for losses (gains) on disposal of non-current assets		-5.792.406	-103.614
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-5.792.406	-103.614
Changes in Working Capital		-24.236.751	8.036.076
Adjustments for decrease (increase) in trade accounts receivable	10	-10.527.135	11.119.013
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-1.374.797	-4.837.956
Adjustments for decrease (increase) in inventories	13	-20.715.830	-15.341.473
Decrease (Increase) in Prepaid Expenses	15	-7.448.777	-13.232.311
Adjustments for increase (decrease) in trade accounts payable	10	11.975.498	-2.712.584
Increase (Decrease) in Employee Benefit Liabilities	20	-419.276	312.914
Adjustments for increase (decrease) in other operating payables	11	3.946.782	33.680.537
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-2.110.403	-2.060.917
Other Adjustments for Other Increase (Decrease) in Working Capital		2.437.187	1.108.853
Decrease (Increase) in Other Assets Related with Operations		2.406.360	1.108.853
Increase (Decrease) in Other Payables Related with Operations		30.827	
Cash Flows from (used in) Operations		-21.096.268	2.514.400
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		10.861.250	416.615
Purchase of Property, Plant, Equipment and Intangible Assets			-7.000
Purchase of property, plant and equipment	18,19		-7.000
Cash Inflows from Sale of Investment Property	17	10.861.250	423.615
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		15.341.146	-3.032.101
Proceeds from borrowings			20.215.000
Proceeds from Loans			20.215.000
Repayments of borrowings		17.269.873	-15.624.176
Loan Repayments		16.595.502	-15.134.081
Cash Outflows from Other Financial Liabilities	8	674.371	-490.095
Interest paid	8	-1.928.727	-7.622.925
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		5.106.128	-101.086
Net increase (decrease) in cash and cash equivalents		5.106.128	-101.086
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	1.716.466	424.034
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	6.822.594	322.948

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													
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			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													0
Other Restatements													0
Restated Balances													0
Transfers	27							-5.392.174	5.392.174				0
Total Comprehensive Income (Loss)									-7.930.895	-7.930.895		-1.009.341	-8.940.236
Profit (loss)	27								-7.930.895	-7.930.895		-1.009.341	-8.940.236
Other Comprehensive Income (Loss)													0
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			3.197.460	-7.930.895	227.176.039		20.818.803	247.994.942
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			21.239.701	-157.800.020	95.349.155		25.666.567	121.015.722
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	27							-157.800.020	157.800.020				
Total Comprehensive Income (Loss)									-18.221.477	-18.221.477		-1.031.744	-19.253.221
Profit (loss)	27								-18.221.477	-18.221.477		-1.031.744	-19.253.221
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
01.01.2018 - 31.03.2018

Current Period 01.01.2019 - 31.03.2019																	
	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							-136.560.319	-18.221.477	77.127.678	24.634.823	101.762.501