



KAMUYU AYDINLATMA PLATFORMU

YEŐİL GAYRİMENKUL YATIRIM ORTAKLIĐI A.Ő.
Financial Report
Unconsolidated
2019 - 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash Accounts Regarding Real Estate Projects	6	6.779.395	1.687.403
Trade Receivables	10	118.657.069	106.925.400
Trade Receivables Due From Related Parties	10,37	58.532.998	55.905.601
Trade Receivables Due From Unrelated Parties	10	60.124.071	51.019.799
Other Receivables	11	12.574.920	11.204.613
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	12.574.920	11.204.613
Inventories	13	1.026.070.303	1.026.067.803
Prepayments	15	74.826.317	69.907.600
Current Tax Assets	25	51.188	51.188
Other current assets	26	64.964.349	68.598.455
SUB-TOTAL		1.303.923.541	1.284.442.462
Total current assets		1.303.923.541	1.284.442.462
NON-CURRENT ASSETS			
Financial Investments		230.020.607	230.020.607
Other Financial Investments	7	230.020.607	230.020.607
Trade Receivables	10	20.605.273	23.742.610
Trade Receivables Due From Related Parties	10,37	0	0
Trade Receivables Due From Unrelated Parties	10	20.605.273	23.742.610
Other Receivables	11	5.589.364	5.589.364
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	5.589.364	5.589.364
Investments accounted for using equity method	16	141.692.190	147.342.972
Investment property	17	203.651.636	208.720.480
Property, plant and equipment	18	963.600	970.934
Intangible assets and goodwill	19	15.545	19.024
Other intangible assets	19	15.545	19.024
Prepayments	15	194.337.156	191.781.149
Other Non-current Assets	26	7.970.961	8.001.788
Total non-current assets		804.846.332	816.188.928
Total assets		2.108.769.873	2.100.631.390
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	340.860.200	339.491.137
Current Portion of Non-current Borrowings	8	206.535.478	189.173.412
Trade Payables	10	212.727.275	204.093.392
Trade Payables to Related Parties	10,37	173.135.855	165.940.086
Trade Payables to Unrelated Parties	10	39.591.420	38.153.306
Employee Benefit Obligations	20	756.522	1.156.941
Other Payables	11	196.071.548	192.622.102
Other Payables to Related Parties	11,37	174.491.178	170.856.857
Other Payables to Unrelated Parties	11	21.580.370	21.765.245
Liabilities Due to Investments Accounted for Using Equity Method	16	284.348	277.505
Deferred Income Other Than Contract Liabilities	15	6.384.500	6.517.302
Current provisions	22	8.439.203	8.439.203
Current provisions for employee benefits	22	57.608	57.608
Other current provisions	22	8.381.595	8.381.595
SUB-TOTAL		972.059.074	941.770.994
Total current liabilities		972.059.074	941.770.994
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	163.777.777	166.975.880
Deferred Income Other Than Contract Liabilities	15	877.304.453	879.282.054
Deferred Income Other Than Contract Liabilities From Related Parties	15	104.146.929	104.146.929
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	773.157.524	775.135.125
Non-current provisions	22,24	61.883	47.137

Non-current provisions for employee benefits	22,24	61.883	47.137
Total non-current liabilities		1.041.144.113	1.046.305.071
Total liabilities		2.013.203.187	1.988.076.065
EQUITY			
Equity attributable to owners of parent		95.566.686	112.555.325
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	-119.354.149	10.551.466
Current Period Net Profit Or Loss	27	-16.988.639	-129.905.615
Total equity		95.566.686	112.555.325
Total Liabilities and Equity		2.108.769.873	2.100.631.390

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	13.201.231
Cost of sales	28	-143.792	-7.224.738
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		3.477.486	5.976.493
GROSS PROFIT (LOSS)		3.477.486	5.976.493
General Administrative Expenses	29	-1.091.245	-2.433.316
Marketing Expenses	29	-110.508	-561.464
Other Income from Operating Activities	31	9.659.524	6.660.880
Other Expenses from Operating Activities	31	-11.659.351	-10.651.999
PROFIT (LOSS) FROM OPERATING ACTIVITIES		275.906	-1.009.406
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-5.657.625	79.333
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-5.381.719	-930.073
Finance income	33	9.818.780	2.971.136
Finance costs	33	-21.425.700	-4.648.807
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-16.988.639	-2.607.744
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-16.988.639	-2.607.744
PROFIT (LOSS)		-16.988.639	-2.607.744
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-16.988.639	-2.607.744
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	-0,07230000	-0,01110000
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)		-16.988.639	-2.607.744
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-16.988.639	-2.607.744

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		123.416	-2.262.358
Profit (Loss)		-16.988.639	-2.607.744
Profit (Loss) from Continuing Operations		-16.988.639	-2.607.744
Adjustments to Reconcile Profit (Loss)		20.157.777	1.225.343
Adjustments for depreciation and amortisation expense	17,18,19	41.740	184.928
Adjustments for Impairment Loss (Reversal of Impairment Loss)		36.300	-39.472
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	36.300	-39.472
Adjustments for provisions		14.746	-25.994
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	14.746	-25.994
Adjustments for Interest (Income) Expenses		20.199.772	1.288.828
Adjustments for interest expense	33	21.425.700	1.802.284
Deferred Financial Expense from Credit Purchases	10	-1.449.520	-1.747.053
Unearned Financial Income from Credit Sales	10	223.592	1.233.597
Adjustments for Tax (Income) Expenses	16	5.657.625	-79.333
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		-3.045.722	-879.957
Adjustments for decrease (increase) in trade accounts receivable	10	-8.854.224	1.711.246
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-1.370.307	-3.822.173
Adjustments for decrease (increase) in inventories	13	-2.500	-7.947.854
Decrease (Increase) in Prepaid Expenses	15	-7.474.724	-14.732.382
Adjustments for increase (decrease) in trade accounts payable	10	10.083.403	-3.724.836
Increase (Decrease) in Employee Benefit Liabilities	20	-400.419	171.624
Adjustments for increase (decrease) in other operating payables	11	3.449.446	26.753.186
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-2.110.403	-576.496
Other Adjustments for Other Increase (Decrease) in Working Capital		3.634.006	1.287.728
Decrease (Increase) in Other Assets Related with Operations		3.634.006	1.287.728
Cash Flows from (used in) Operations		123.416	-2.262.358
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		10.861.250	416.615
Cash Outflows from Purchase of Additional Shares of Subsidiaries			-7.000
Proceeds from sales of property, plant, equipment and intangible assets	18,19		423.615
Cash Inflows from Sale of Investment Property	17	10.861.250	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-5.892.674	1.772.248
Proceeds from borrowings			17.744.905
Proceeds from Loans	8		18.235.000
Proceeds from Other Financial Borrowings	8		-490.095
Repayments of borrowings		-3.963.947	-15.972.657
Loan Repayments		-4.638.318	-11.326.160
Cash Outflows from Other Financial Liabilities	8	674.371	-4.646.497
Interest paid	8	-1.928.727	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		5.091.992	-73.495
Net increase (decrease) in cash and cash equivalents		5.091.992	-73.495
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		1.687.403	261.958
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		6.779.395	188.463



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											
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			4.353.384	6.198.082	242.460.940	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											
Other Restatements											
Restated Balances											
Transfers	27							6.198.082	-6.198.082		
Total Comprehensive Income (Loss)											
Profit (loss)								-2.607.744	-2.607.744		-2.607.744
Other Comprehensive Income (Loss)								-2.607.744	-2.607.744		-2.607.744
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			10.551.466	-2.607.744	239.853.196	239.853.196
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			10.551.466	-129.905.615	112.555.325	112.555.325
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							-129.905.615	129.905.615		
Total Comprehensive Income (Loss)											
Profit (loss)	27							-16.988.639	-16.988.639		-16.988.639
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					-119.354.149	-16.988.639	95.566.696	95.566.696