



KAMUYU AYDINLATMA PLATFORMU

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2019 - 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 30.09.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	7.228.567	1.716.466
Trade Receivables	10	244.239.957	108.454.284
Trade Receivables Due From Related Parties	10,37	191.469.183	57.313.252
Trade Receivables Due From Unrelated Parties	10	52.770.774	51.141.032
Other Receivables	11	16.437.679	12.844.709
Other Receivables Due From Related Parties	11,37	231.780	
Other Receivables Due From Unrelated Parties	11	16.205.899	12.844.709
Inventories	13	1.411.289.406	1.306.193.213
Prepayments	15	38.087.449	69.950.309
Current Tax Assets	25	51.188	51.188
Other current assets	26	48.026.161	84.411.803
SUB-TOTAL		1.765.360.407	1.583.621.972
Total current assets		1.765.360.407	1.583.621.972
NON-CURRENT ASSETS			
Trade Receivables		16.859.405	23.742.610
Trade Receivables Due From Unrelated Parties	10	16.859.405	23.742.610
Other Receivables		5.830.701	5.826.603
Other Receivables Due From Unrelated Parties	11	5.830.701	5.826.603
Investments accounted for using equity method	16	129.162.853	147.342.972
Investment property	17	164.717.150	227.774.351
Property, plant and equipment	18	3.237.971	3.345.377
Intangible assets and goodwill	19	53.054.183	61.078.110
Goodwill	19	53.043.080	61.058.003
Other intangible assets	19	11.103	20.107
Prepayments	15	256.529.022	204.306.497
Other Non-current Assets	26	7.909.307	8.001.788
Total non-current assets		637.300.592	681.418.308
Total assets		2.402.660.999	2.265.040.280
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	148.859.452	339.491.137
Current Portion of Non-current Borrowings	8	218.190.826	208.615.803
Trade Payables	10	212.086.350	210.079.361
Trade Payables to Related Parties	10,37	176.113.443	168.196.893
Trade Payables to Unrelated Parties	10	35.972.907	41.882.468
Employee Benefit Obligations	20	828.484	1.260.089
Other Payables	11	169.732.859	208.523.091
Other Payables to Related Parties	11,37	143.131.953	183.243.691
Other Payables to Unrelated Parties	11	26.600.906	25.279.400
Liabilities Due to Investments Accounted for Using Equity Method	16	285.267	277.505
Deferred Income Other Than Contract Liabilities	15	18.659.355	20.407.283
Current provisions	22	23.676.779	23.683.762
Current provisions for employee benefits	22	68.509	75.492
Other current provisions	22	23.608.270	23.608.270
SUB-TOTAL		792.319.372	1.012.338.031
Total current liabilities		792.319.372	1.012.338.031
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	526.881.365	200.880.262
Deferred Income Other Than Contract Liabilities	15	917.263.182	919.794.626
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	917.263.182	919.794.626
Non-current provisions		186.439	62.397
Non-current provisions for employee benefits	22,24	186.439	62.397
Deferred Tax Liabilities	35	10.552.537	10.949.242
Total non-current liabilities		1.454.883.523	1.131.686.527
Total liabilities		2.247.202.895	2.144.024.558
EQUITY			

Equity attributable to owners of parent		130.086.129	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	34.736.974	-157.800.020
Non-controlling interests	27	25.371.975	25.666.567
Total equity		155.458.104	121.015.722
Total Liabilities and Equity		2.402.660.999	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 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	28	22.444.680	14.255.154	16.183.297	6.711.572
Cost of sales	28	-5.153.725	-3.229.909	-4.844.573	-886.502
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		17.290.955	11.025.245	11.338.724	5.825.070
GROSS PROFIT (LOSS)		17.290.955	11.025.245	11.338.724	5.825.070
General Administrative Expenses	29	-4.491.459	-13.125.303	-1.691.718	-3.338.274
Marketing Expenses	29	-267.464	-1.749.389	-62.145	-598.081
Other Income from Operating Activities	31	76.065.931	16.349.511	60.924.558	2.166.161
Other Expenses from Operating Activities	31	-18.658.392	-79.813.857	867.100	-37.674.764
PROFIT (LOSS) FROM OPERATING ACTIVITIES		69.939.571	-67.313.793	71.376.519	-33.619.888
Investment Activity Expenses	32	-8.014.923		-8.014.923	
Share of Profit (Loss) from Investments Accounted for Using Equity Method	32	-18.187.881	-28.136.661	-10.355.697	-27.193.400
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		43.736.767	-95.450.454	53.005.899	-60.813.288
Finance income	33	55.907.020	15.831.817	35.882.455	7.922.259
Finance costs	33	-65.598.109	-44.851.704	-34.645.773	-16.369.629
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		34.045.678	-124.470.341	54.242.581	-69.260.658
Tax (Expense) Income, Continuing Operations		396.705	308.143	78.607	253.290
Deferred Tax (Expense) Income	35	396.705	308.143	78.607	253.290
PROFIT (LOSS) FROM CONTINUING OPERATIONS		34.442.383	-124.162.198	54.321.188	-69.007.368
PROFIT (LOSS)		34.442.383	-124.162.198	54.321.188	-69.007.368
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-294.592	-1.721.977	3.152.483	-1.189.923
Owners of Parent		34.736.975	-122.440.221	51.168.705	-67.817.445
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	0,14770000	-0,52080000	0,21760000	-0,28840000
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)		34.442.383	-124.162.198	54.321.188	-69.007.368
Total Comprehensive Income Attributable to					
Non-controlling Interests		-294.592	-1.721.977	3.152.483	-1.189.923
Owners of Parent		34.736.975	-122.440.221	51.168.705	-67.817.445

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-207.645.479	-23.614.988
Profit (Loss)		34.442.383	-124.162.198
Profit (Loss) from Continuing Operations		34.442.383	-124.162.198
Adjustments to Reconcile Profit (Loss)		24.938.182	83.175.039
Adjustments for depreciation and amortisation expense	17,18,19	116.410	187.277
Adjustments for Impairment Loss (Reversal of Impairment Loss)		9.434.260	559.696
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	1.419.337	559.696
Adjustments for Impairment Loss of Goodwill		8.014.923	
Adjustments for provisions		117.059	10.919.310
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	117.059	-117.742
Adjustments for (Reversal of) Other Provisions	22		11.037.052
Adjustments for Interest (Income) Expenses		68.233.326	43.783.852
Adjustments for Interest Income	32	1	
Adjustments for interest expense	33	65.598.109	44.851.704
Deferred Financial Expense from Credit Purchases	10	2.818.144	-2.824.131
Unearned Financial Income from Credit Sales	10	-182.928	1.756.279
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		18.187.881	28.136.661
Adjustments For Undistributed Profits Of Joint Ventures	16	18.187.881	28.136.661
Adjustments for Tax (Income) Expenses		-396.705	-308.143
Adjustments for losses (gains) on disposal of non-current assets		-70.754.049	-103.614
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-70.754.049	-103.614
Changes in Working Capital		-267.026.044	17.372.171
Adjustments for decrease (increase) in trade accounts receivable	10	-130.103.862	-17.545.019
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-3.632.083	-6.626.989
Adjustments for decrease (increase) in inventories	13	-125.632.880	-82.810.630
Decrease (Increase) in Prepaid Expenses	15	-20.359.665	-19.761.921
Adjustments for increase (decrease) in trade accounts payable	10	-811.155	22.508.150
Increase (Decrease) in Employee Benefit Liabilities	20	-431.605	-334.596
Adjustments for increase (decrease) in other operating payables	11	-38.790.232	145.106.392
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-4.279.372	-18.868.225
Other Adjustments for Other Increase (Decrease) in Working Capital		57.014.810	-4.294.991
Decrease (Increase) in Other Assets Related with Operations		56.922.329	-4.377.197
Increase (Decrease) in Other Payables Related with Operations		92.481	82.206
Cash Flows from (used in) Operations		-207.645.479	-23.614.988
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		133.811.250	55.916.615
Cash Inflows from Sale of Shares of Subsidiaries that doesn't Cause Loss of Control			55.500.000
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	133.811.250	423.615
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		79.346.331	-32.332.732
Proceeds from borrowings			63.153.189
Proceeds from Loans			63.153.189
Repayments of borrowings		85.381.909	-64.358.361
Loan Repayments		84.254.678	-63.387.925
Cash Outflows from Other Financial Liabilities	8	1.127.231	-970.436
Interest paid	8	-6.035.578	-31.127.560
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		5.512.102	-31.105

Net increase (decrease) in cash and cash equivalents		5.512.102	-31.105
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	7.228.568	392.929

