



**KAMUYU AYDINLATMA PLATFORMU**

**YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2020 - 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 31.03.2020	Previous Period 31.12.2019
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash Accounts Regarding Real Estate Projects	6	5.737.966	5.243.389
Trade Receivables	10	202.965.701	269.144.165
Trade Receivables Due From Related Parties	10,37	154.618.497	220.185.243
Trade Receivables Due From Unrelated Parties	10	48.347.204	48.958.922
Other Receivables	11	21.486.968	17.991.571
Other Receivables Due From Related Parties	11,37	4.827.318	4.827.318
Other Receivables Due From Unrelated Parties	11	16.659.650	13.164.253
Inventories	13	1.043.433.410	1.044.293.580
Prepayments	15	10.963.538	5.508.296
Current Tax Assets	25	51.188	51.188
Other current assets	26	31.191.664	31.997.636
<b>SUB-TOTAL</b>		<b>1.315.830.435</b>	<b>1.374.229.825</b>
<b>Total current assets</b>		<b>1.315.830.435</b>	<b>1.374.229.825</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments		192.688.522	192.688.522
Other Financial Investments	7	192.688.522	192.688.522
Trade Receivables	10	14.292.979	15.541.296
Trade Receivables Due From Unrelated Parties	10	14.292.979	15.541.296
Other Receivables	11	5.602.198	5.602.198
Other Receivables Due From Unrelated Parties	11	5.602.198	5.602.198
Investments accounted for using equity method	16	105.235.340	121.739.860
Investment property	17	212.837.413	212.837.413
Property, plant and equipment	18	938.767	943.897
Intangible assets and goodwill	19	7.418	8.729
Other intangible assets	19	7.418	8.729
Prepayments	15	242.933.521	245.333.521
Other Non-current Assets	26	7.796.273	7.837.376
<b>Total non-current assets</b>		<b>782.332.431</b>	<b>802.532.812</b>
<b>Total assets</b>		<b>2.098.162.866</b>	<b>2.176.762.637</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	8	19.155.678	19.070.681
Current Portion of Non-current Borrowings	8	395.261.468	396.920.555
Trade Payables	10	199.165.863	293.430.941
Trade Payables to Related Parties	10,37	175.247.872	264.193.866
Trade Payables to Unrelated Parties	10	23.917.991	29.237.075
Employee Benefit Obligations	20	340.992	2.661.046
Other Payables	11	143.988.732	32.746.200
Other Payables to Related Parties	11,37	119.614.500	12.647.523
Other Payables to Unrelated Parties	11	24.374.232	20.098.677
Liabilities Due to Investments Accounted for Using Equity Method	16	286.877	286.351
Deferred Income Other Than Contract Liabilities	15	3.125.722	3.188.885
Current provisions	22	64.684.384	64.699.879
Current provisions for employee benefits	22	198.789	214.284
Other current provisions	22	64.485.595	64.485.595
<b>SUB-TOTAL</b>		<b>826.009.716</b>	<b>813.004.538</b>
<b>Total current liabilities</b>		<b>826.009.716</b>	<b>813.004.538</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	8	430.405.976	468.927.315
Trade Payables		8.731.672	8.081.244
Trade Payables To Unrelated Parties	10	8.731.672	8.081.244
Deferred Income Other Than Contract Liabilities	15	879.477.526	879.470.404
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	775.330.597	775.323.475
Non-current provisions	22,24	109.653	97.438

Non-current provisions for employee benefits	22,24	109.653	97.438
<b>Total non-current liabilities</b>		<b>1.318.724.827</b>	<b>1.356.576.401</b>
<b>Total liabilities</b>		<b>2.144.734.543</b>	<b>2.169.580.939</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		-46.571.677	7.181.698
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	-224.727.776	-163.419.079
Current Period Net Profit Or Loss	27	-53.753.375	-61.308.697
<b>Total equity</b>		<b>-46.571.677</b>	<b>7.181.698</b>
<b>Total Liabilities and Equity</b>		<b>2.098.162.866</b>	<b>2.176.762.637</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	28	2.138.120	3.621.278
Cost of sales	28	-183.040	-143.792
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.955.080	3.477.486
GROSS PROFIT (LOSS)		1.955.080	3.477.486
General Administrative Expenses	29	-1.241.615	-1.091.245
Marketing Expenses	29	-49.744	-110.508
Other Income from Operating Activities	31	5.770.493	9.659.524
Other Expenses from Operating Activities	31	-42.573.402	-11.659.351
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-36.139.188	275.906
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-16.505.046	-5.657.625
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-52.644.234	-5.381.719
Finance income	33	6.587.425	9.818.780
Finance costs	33	-7.696.566	-21.425.700
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-53.753.375	-16.988.639
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-53.753.375	-16.988.639
PROFIT (LOSS)		-53.753.375	-16.988.639
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	
Owners of Parent		-53.753.375	-16.988.639
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	36	-0,22860000	-0,07230000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
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	
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-53.753.375</b>	<b>-16.988.639</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-53.753.375	-16.988.639

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>48.286.572</b>	<b>123.416</b>
Profit (Loss)		-53.753.375	-16.988.639
Profit (Loss) from Continuing Operations		-53.753.375	-16.988.639
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>24.625.097</b>	<b>20.157.777</b>
Adjustments for depreciation and amortisation expense	17,18,19	47.544	41.740
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	36.300
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10		36.300
Adjustments for provisions		-3.280	14.746
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	-3.280	14.746
Adjustments for Interest (Income) Expenses		8.075.787	20.199.772
Adjustments for interest expense	33	7.696.566	21.425.700
Deferred Financial Expense from Credit Purchases	10	632.413	-1.449.520
Unearned Financial Income from Credit Sales	10	-253.192	223.592
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		16.505.046	5.657.625
Adjustments For Undistributed Profits Of Joint Ventures	16	16.505.046	5.657.625
Adjustments for losses (gains) on disposal of non-current assets		0	-5.792.406
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32		-5.792.406
<b>Changes in Working Capital</b>		<b>77.414.850</b>	<b>-3.045.722</b>
Adjustments for decrease (increase) in trade accounts receivable	10	67.679.973	-8.854.224
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-3.495.397	-1.370.307
Adjustments for decrease (increase) in inventories	13	860.170	-2.500
Decrease (Increase) in Prepaid Expenses	15	-3.055.242	-7.474.724
Adjustments for increase (decrease) in trade accounts payable	10	-94.247.063	10.083.403
Increase (Decrease) in Employee Benefit Liabilities	20	-2.320.054	-400.419
Adjustments for increase (decrease) in other operating payables	11	111.242.532	3.449.446
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-56.041	-2.110.403
Other Adjustments for Other Increase (Decrease) in Working Capital		805.972	3.634.006
Decrease (Increase) in Other Assets Related with Operations		805.972	3.634.006
<b>Cash Flows from (used in) Operations</b>		<b>48.286.572</b>	<b>123.416</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>0</b>	<b>10.861.250</b>
Cash Inflows from Sale of Investment Property	17	0	10.861.250
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-47.791.995</b>	<b>-5.892.674</b>
Repayments of borrowings		-47.774.888	-3.963.947
Loan Repayments		-47.999.835	-4.638.318
Cash Outflows from Other Financial Liabilities	8	224.947	674.371
Interest paid	8	-17.107	-1.928.727
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>494.577</b>	<b>5.091.992</b>
Net increase (decrease) in cash and cash equivalents		494.577	5.091.992
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>5.243.389</b>	<b>1.687.403</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>5.737.966</b>	<b>6.779.395</b>



# 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											
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	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)									-16.988.639	-16.988.639	-16.988.639
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											
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											
<b>Equity at end of period</b>	27	235.115.706	-3.279.031	2.576	70.223			-119.354.149	-16.988.639	95.566.686	95.566.686
<b>Statement of changes in equity (abstract)</b>											
<b>Statement of changes in equity (line items)</b>											
<b>Equity at beginning of period</b>	27	235.115.706	-3.279.031	2.576	70.223			-163.419.079	-61.308.697	7.161.608	7.161.608
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							-61.308.697	61.308.697		
Total Comprehensive Income (Loss)									-53.753.375	-53.753.375	-53.753.375
Profit (loss)	27								-53.753.375	-53.753.375	-53.753.375
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  
01.01.2019 - 31.03.2019

Current Period 01.01.2020 - 31.03.2020														
	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													
	<b>Equity at end of period</b>	27	235.115.706	-3.279.031	2.576	70.223					-224.727.776	-53.753.375	-46.571.677	-46.571.677