



**KAMUYU AYDINLATMA PLATFORMU**

**YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2020 - 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 30.09.2020	Previous Period 31.12.2019
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	4.556.882	5.986.111
Trade Receivables	10	160.984.228	272.348.699
Trade Receivables Due From Related Parties	10,37	57.775.592	223.388.182
Trade Receivables Due From Unrelated Parties	10	103.208.636	48.960.517
Other Receivables	11	39.080.247	20.120.757
Other Receivables Due From Related Parties	11,37	19.624.043	4.827.318
Other Receivables Due From Unrelated Parties	11	19.456.204	15.293.439
Inventories	13	1.286.850.557	1.289.360.416
Prepayments	15	9.816.801	5.508.326
Current Tax Assets	25	51.188	51.188
Other current assets	26	34.807.676	45.954.392
<b>SUB-TOTAL</b>		<b>1.536.147.579</b>	<b>1.639.329.889</b>
<b>Total current assets</b>		<b>1.536.147.579</b>	<b>1.639.329.889</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments		130.849.032	
Other Financial Investments	7	130.849.032	
Trade Receivables		13.636.754	15.541.296
Trade Receivables Due From Unrelated Parties	10	13.636.754	15.541.296
Other Receivables		5.839.437	5.839.437
Other Receivables Due From Unrelated Parties	11	5.839.437	5.839.437
Investments accounted for using equity method	16	61.836.750	121.739.860
Investment property	17	209.277.413	234.398.806
Property, plant and equipment	18	3.110.398	3.205.496
Intangible assets and goodwill	19	6.069	9.287
Other intangible assets	19	6.069	9.287
Prepayments	15	268.944.992	257.858.869
Other Non-current Assets	26	7.714.067	7.837.376
<b>Total non-current assets</b>		<b>701.214.912</b>	<b>646.430.427</b>
<b>Total assets</b>		<b>2.237.362.491</b>	<b>2.285.760.316</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	8	27.311.222	29.648.412
Current Portion of Non-current Borrowings	8	527.822.369	413.382.886
Trade Payables	10	413.376.764	304.367.839
Trade Payables to Related Parties	10,37	365.714.175	271.775.370
Trade Payables to Unrelated Parties	10	47.662.589	32.592.469
Employee Benefit Obligations	20	171.682	2.735.898
Other Payables	11	58.786.108	52.097.620
Other Payables to Related Parties	11,37	27.757.463	28.183.127
Other Payables to Unrelated Parties	11	31.028.645	23.914.493
Liabilities Due to Investments Accounted for Using Equity Method	16	287.336	286.351
Deferred Income Other Than Contract Liabilities	15	14.541.591	14.663.966
Current provisions	22	96.918.180	65.971.823
Current provisions for employee benefits	22	253.118	228.366
Other current provisions	22	96.665.062	65.743.457
<b>SUB-TOTAL</b>		<b>1.139.215.252</b>	<b>883.154.795</b>
<b>Total current liabilities</b>		<b>1.139.215.252</b>	<b>883.154.795</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	8	386.205.883	493.934.151
Trade Payables	10	8.030.065	8.081.244
Trade Payables To Unrelated Parties	10	8.030.065	8.081.244
Deferred Income Other Than Contract Liabilities	15	916.658.786	916.887.124
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	916.658.786	916.887.124
Non-current provisions		272.114	100.508
Non-current provisions for employee benefits	22,24	272.114	100.508
Deferred Tax Liabilities	35	12.687.958	13.842.702

<b>Total non-current liabilities</b>		<b>1.323.854.806</b>	<b>1.432.845.729</b>
<b>Total liabilities</b>		<b>2.463.070.058</b>	<b>2.316.000.524</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		-230.955.579	-59.349.400
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	-268.773.046	-174.695.823
Current Period Net Profit Or Loss	27	-194.092.007	-116.563.051
Non-controlling interests	27	5.248.012	29.109.192
<b>Total equity</b>		<b>-225.707.567</b>	<b>-30.240.208</b>
<b>Total Liabilities and Equity</b>		<b>2.237.362.491</b>	<b>2.285.760.316</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	28	9.932.209	22.444.680	2.452.306	16.183.297
Cost of sales	28	-2.285.983	-5.153.725	-186.991	-4.844.573
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>7.646.226</b>	<b>17.290.955</b>	<b>2.265.315</b>	<b>11.338.724</b>
<b>GROSS PROFIT (LOSS)</b>		<b>7.646.226</b>	<b>17.290.955</b>	<b>2.265.315</b>	<b>11.338.724</b>
General Administrative Expenses	29	-3.539.340	-4.491.459	-1.366.751	-1.691.718
Marketing Expenses	29	-8.829.999	-267.464	-8.770.311	-62.145
Other Income from Operating Activities	31	20.219.618	76.065.931	14.884.498	60.924.558
Other Expenses from Operating Activities	31	-95.473.933	-18.658.392	-30.913.715	867.100
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>-79.977.428</b>	<b>69.939.571</b>	<b>-23.900.964</b>	<b>71.376.519</b>
Investment Activity Expenses	32	-13.532	-8.014.923	-13.532	-8.014.923
Share of Profit (Loss) from Investments Accounted for Using Equity Method	32	-59.904.095	-18.187.881	-21.685.534	-10.355.697
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>-139.895.055</b>	<b>43.736.767</b>	<b>-45.600.030</b>	<b>53.005.899</b>
Finance income	33	27.132.759	55.907.020	4.636.121	35.882.455
Finance costs	33	-83.859.807	-65.598.109	-35.412.153	-34.645.773
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>-196.622.103</b>	<b>34.045.678</b>	<b>-76.376.062</b>	<b>54.242.581</b>
Tax (Expense) Income, Continuing Operations		1.154.744	396.705	1.794.183	78.607
Deferred Tax (Expense) Income	35	1.154.744	396.705	1.794.183	78.607
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>-195.467.359</b>	<b>34.442.383</b>	<b>-74.581.879</b>	<b>54.321.188</b>
<b>PROFIT (LOSS)</b>		<b>-195.467.359</b>	<b>34.442.383</b>	<b>-74.581.879</b>	<b>54.321.188</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		-1.375.352	-294.592	1.435.237	3.152.483
Owners of Parent		-194.092.007	34.736.975	-76.017.116	51.168.705
<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	-0,82550000	0,14770000	-0,32330000	0,21760000
<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>-195.467.359</b>	<b>34.442.383</b>	<b>-74.581.879</b>	<b>54.321.188</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		-1.375.352	-294.592	1.435.237	3.152.483
Owners of Parent		-194.092.007	34.736.975	-76.017.116	51.168.705

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>183.562.495</b>	<b>-207.645.479</b>
Profit (Loss)		-195.467.359	34.442.383
Profit (Loss) from Continuing Operations		-195.467.359	34.442.383
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>173.101.296</b>	<b>24.938.182</b>
Adjustments for depreciation and amortisation expense	17,18,19	98.316	116.410
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.183.736	9.434.260
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	1.183.736	1.419.337
Adjustments for Impairment Loss of Goodwill			8.014.923
Adjustments for provisions		31.117.963	117.059
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	196.358	117.059
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	30.921.605	
Adjustments for Interest (Income) Expenses		81.980.267	68.233.326
Adjustments for Interest Income	32	-193.360	1
Adjustments for interest expense	33	83.859.807	65.598.109
Deferred Financial Expense from Credit Purchases	10	-907.994	2.818.144
Unearned Financial Income from Credit Sales	10	-778.186	-182.928
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		59.904.095	18.187.881
Adjustments For Undistributed Profits Of Joint Ventures	16	59.904.095	18.187.881
Adjustments for Tax (Income) Expenses		-1.154.744	-396.705
Adjustments for losses (gains) on disposal of non-current assets		-28.337	-70.754.049
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-28.337	-70.754.049
<b>Changes in Working Capital</b>		<b>205.928.558</b>	<b>-267.026.044</b>
Adjustments for decrease (increase) in trade accounts receivable	10	113.617.904	-130.103.862
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-19.713.931	-3.632.083
Adjustments for decrease (increase) in inventories	13	2.509.859	-125.632.880
Decrease (Increase) in Prepaid Expenses	15	-15.394.598	-20.359.665
Adjustments for increase (decrease) in trade accounts payable	10	109.865.740	-811.155
Increase (Decrease) in Employee Benefit Liabilities	20	-2.564.216	-431.605
Adjustments for increase (decrease) in other operating payables	11	6.688.488	-38.790.232
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-350.713	-4.279.372
Other Adjustments for Other Increase (Decrease) in Working Capital		11.270.025	57.014.810
Decrease (Increase) in Other Assets Related with Operations		11.270.025	56.922.329
Increase (Decrease) in Other Payables Related with Operations			92.481
<b>Cash Flows from (used in) Operations</b>		<b>183.562.495</b>	<b>-207.645.479</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>25.149.730</b>	<b>133.811.250</b>
Cash Inflows from Sale of Investment Property	17	25.149.730	133.811.250
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-210.141.454</b>	<b>79.346.331</b>
Payments from changes in ownership interests in subsidiaries that do not result in loss of control		-130.849.032	
Repayments of borrowings		-78.238.648	85.381.909
Loan Repayments		-78.942.743	84.254.678
Cash Outflows from Other Financial Liabilities	8	704.095	1.127.231
Interest paid	8	-1.053.774	-6.035.578
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-1.429.229	5.512.102
Net increase (decrease) in cash and cash equivalents		-1.429.229	5.512.102
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>6</b>	<b>5.986.111</b>	<b>1.716.466</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>6</b>	<b>4.556.882</b>	<b>7.228.568</b>

# 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]	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss			
<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			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)									34.736.974	34.736.974	-294.592	34.442.382
Profit (loss)	27								34.736.974	34.736.974	-294.592	34.442.382
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			-136.560.319	34.736.974	130.086.129	25.371.975	155.458.104
<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			-174.695.823	-116.563.051	-59.349.400	29.109.192	-30.240.208
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							-116.563.051	116.563.051			0
Total Comprehensive Income (Loss)									-194.092.007	-194.092.007	-1.375.352	-195.467.359
Profit (loss)	27								-194.092.007	-194.092.007	-1.375.352	-195.467.359
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 - 30.09.2019

Current Period														
01.01.2020 - 30.09.2020														
	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								22.485.828	22.485.828		-22.485.828	0	
	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			-268.773.046	-194.092.007	-230.955.579	5.246.012	-225.707.567	