

YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 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 31.03.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	322.948	424.034
Financial Investments	7	0	0
Trade Receivables	10	65.846.780	65.350.486
Trade Receivables Due From Related Parties	10,37	1.976.847	1.539.415
Trade Receivables Due From Unrelated Parties	10	63.869.933	63.811.071
Other Receivables	11	10.924.363	6.109.051
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	10.924.363	6.109.051
Derivative Financial Assets	12	0	0
Inventories	13	1.286.993.951	1.250.759.910
Biological Assets	14	0	0
Prepayments	15	91.158.639	78.675.117
Current Tax Assets	25	51.188	51.188
Other current assets	26	80.955.676	82.064.529
SUB-TOTAL		1.536.253.545	1.483.434.315
Non-current Assets or Disposal Groups Classified as Held for Sale	34	0	0
Total current assets		1.536.253.545	1.483.434.315
NON-CURRENT ASSETS			
Financial Investments	7	0	0
Trade Receivables	10	47.644.055	60.578.963
Trade Receivables Due From Related Parties	10,37	0	0
Trade Receivables Due From Unrelated Parties	10	47.644.055	60.578.963
Other Receivables	11	5.826.602	5.803.958
Other Receivables Due From Related Parties	11,37	0	0
Other Receivables Due From Unrelated Parties	11	5.826.602	5.803.958
Investments accounted for using equity method	16	158.816.789	158.709.991
Investment property	17	212.364.210	212.684.211
Property, plant and equipment	18	3.498.477	3.546.187
Intangible assets and goodwill	19	69.894.081	69.902.696
Goodwill	19	69.852.143	69.852.143
Other intangible assets	19	41.938	50.553
Prepayments	15	183.560.958	182.812.169
Deferred Tax Asset	35	0	0
Other Non-current Assets	26	7.960.685	8.125.097
Total non-current assets		689.565.857	702.163.272
Total assets		2.225.819.402	2.185.597.587
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	318.009.213	315.475.080
Current Portion of Non-current Borrowings	8	214.284.683	175.072.264
Other Financial Liabilities	9	0	0
Trade Payables	10	186.945.120	205.112.896
Trade Payables to Related Parties	10,37	166.290.513	176.212.648
Trade Payables to Unrelated Parties	10	20.654.607	28.900.248
Employee Benefit Obligations	20	2.912.026	2.599.112
Other Payables	11	54.024.802	22.274.231
Other Payables to Related Parties	11,37	37.558.826	6.515.022
Other Payables to Unrelated Parties	11	16.465.976	15.759.209
Liabilites Due to Investments Accounted for Using Equity Method	16	204.367	176.902
Derivative Financial Liabilities	12	0	0
Government Grants	21	0	0
Deferred Income	15	22.152.928	7.016.526
Current tax liabilities, current	35	0	0
Current provisions	22	10.771.402	10.789.679
Current provisions for employee benefits	22	153.004	171.281
Other current provisions	22	10.618.398	10.618.398

Other Current Liabilities	26	0	0
SUB-TOTAL		809.304.541	738.516.690
Liabilities included in disposal groups classified as held for sale	34	0	0
Total current liabilities		809.304.541	738.516.690
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	159.530.594	179.638.845
Other Financial Liabilities	9	0	0
Trade Payables	10	13.602.261	0
Trade Payables To Related Parties	10,37	0	0
Trade Payables To Unrelated Parties	10	13.602.261	0
Other Payables	11	38.151.745	36.221.779
Other Payables to Related Parties	11,37	38.151.745	36.221.779
Other Payables to Unrelated parties	11	0	0
Derivative Financial Liabilities	12	0	0
Government grants	21	0	0
Deferred Income	15	943.486.480	960.683.799
Deferred Income From Related Parties	15	0	0
Deferred Income from Unrelated Parties	15	943.486.480	960.683.799
Non-current provisions	22,24	170.907	178.624
Non-current provisions for employee benefits	22,24	170.907	178.624
Other non-current provisions	22	0	0
Current Tax Liabilities	25	0	0
Deferred Tax Liabilities	35	13.578.032	13.422.772
Other non-current liabilities	26	0	0
Total non-current liabilities		1.168.520.019	1.190.145.819
Total liabilities		1.977.824.560	1.928.662.509
EQUITY			
Equity attributable to owners of parent	27	227.176.039	235.106.934
Issued capital	27	235.115.706	235.115.706
Inflation Adjustments on Capital	27	0	0
Treasury Shares (-)	27	-3.279.031	-3.279.031
Capital Adjustments due to Cross-Ownership (-)	27	0	0
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
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss	27	0	0
Restricted Reserves Appropriated From Profits	27	0	0
Prior Years' Profits or Losses	27	3.197.460	8.589.634
Current Period Net Profit Or Loss	27	-7.930.895	-5.392.174
Non-controlling interests	27	20.818.803	21.828.144
Total equity		247.994.842	256.935.078
Total Liabilities and Equity		2.225.819.402	2.185.597.587

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	28	3.477.983	6.168.804
Cost of sales	28	-1.144.385	-2.976.800
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.333.598	3.192.004
GROSS PROFIT (LOSS)		2.333.598	3.192.004
General Administrative Expenses	29	-2.781.946	-1.912.094
Marketing Expenses	29	-732.859	-2.326.877
Other Income from Operating Activities	31	7.113.685	4.370.762
Other Expenses from Operating Activities	31	-10.835.453	-7.825.200
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-4.902.975	-4.501.405
Investment Activity Income	32	0	1.500
Investment Activity Expenses	32	0	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method		79.333	-208.974
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-4.823.642	-4.708.879
Finance income	33	2.971.136	1.046.491
Finance costs	33	-6.932.470	-5.774.008
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-8.784.976	-9.436.396
Tax (Expense) Income, Continuing Operations		-155.260	-15.737
Current Period Tax (Expense) Income		0	0
Deferred Tax (Expense) Income	35	-155.260	-15.737
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-8.940.236	-9.452.133
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS		0	0
PROFIT (LOSS)		-8.940.236	-9.452.133
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-1.009.341	-529.363
Owners of Parent		-7.930.895	-8.922.770
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	-0,03370000	-0,03800000
Basic Earnings (Loss) Per Share from Discontinued Operations			
<i>Durdurulan Faaliyetlerden Pay Başına Kazanç (Zarar)</i>	36	0,00000000	0,00000000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-8.940.236	-9.452.133
Total Comprehensive Income Attributable to			
Non-controlling Interests		-1.009.341	0
Owners of Parent		-7.930.895	-9.452.133

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		2.514.400	-39.111.427
Profit (Loss)		-8.940.236	-9.452.133
Profit (Loss) from Continuing Operations		-8.940.236	-9.452.133
Profit (Loss) from Discontinued Operations		0	0
Adjustments to Reconcile Profit (Loss)		3.418.560	6.962.308
Adjustments for depreciation and amortisation expense	17,18,19	227.737	97.118
Adjustments for Impairment Loss (Reversal of Impairment Loss)		75.938	11.751
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10	75.938	11.751
Adjustments for provisions		-25.994	965.473
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	-25.994	657.731
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22	0	307.742
Adjustments for Interest (Income) Expenses		3.168.566	5.664.755
Adjustments for interest expense	33	3.777.834	4.623.272
Deferred Financial Expense from Credit Purchases	10	-1.852.931	333.429
Unearned Financial Income from Credit Sales	10	1.243.663	708.054
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		-79.333	208.974
Adjustments For Undistributed Profits Of Joint Ventures	16	-79.333	208.974
Adjustments for Tax (Income) Expenses		155.260	15.737
Adjustments for losses (gains) on disposal of non-current assets		-103.614	-1.500
Adjustments for Losses (Gains) Arised From Sale of Investment Property	32	-103.614	-1.500
Changes in Working Capital		8.036.076	-36.621.602
Adjustments for decrease (increase) in trade accounts receivable	10	11.119.013	-1.099.194
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-4.837.956	-685.770
Adjustments for decrease (increase) in inventories	13	-15.341.473	-23.873.725
Decrease (Increase) in Prepaid Expenses	15	-13.232.311	-72.232.033
Adjustments for increase (decrease) in trade accounts payable	10	-2.712.584	-8.728.702
Increase (Decrease) in Employee Benefit Liabilities	20	312.914	0
Adjustments for increase (decrease) in other operating payables	11	33.680.537	30.387.323
Increase (Decrease) in Deferred Income	15	-2.060.917	45.931.761
Other Adjustments for Other Increase (Decrease) in Working Capital		1.108.853	-6.321.262
Decrease (Increase) in Other Assets Related with Operations		1.108.853	-6.065.593
Increase (Decrease) in Other Payables Related with Operations		0	-255.669
Cash Flows from (used in) Operations		2.514.400	-39.111.427
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		416.615	-98.591
Purchase of Property, Plant, Equipment and Intangible Assets	18,19	-7.000	-229.220
Cash Inflows from Sale of Investment Property	17	423.615	232.500
Cash Outflows from Acquition of Investment Property	17	0	-1.948
Other inflows (outflows) of cash		0	-99.923
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-3.032.101	38.560.813
Proceeds from borrowings		20.215.000	110.680.000
Proceeds from Loans	8	20.215.000	110.680.000
Repayments of borrowings		-15.624.176	-46.580.997
Loan Repayments		-15.134.081	-46.580.997
Cash Outflows from Other Financial Liabilities	8	-490.095	0
Interest paid	8	-7.622.925	-25.538.190
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-101.086	-649.205
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-101.086	-649.205
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	6	424.034	956.795
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	6	322.948	307.590

Previous Period 01.01.2017 - 31.03.2017	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	0			21.998.992	-13.409.359	240.499.107	26.838.728	267.337.835	
	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		27	0	0	0	0	0			0	0	0	0	0	
	Other Restatements															
	Restated Balances															
	Transfers		27	0	0	0	0	0			-13.409.359	13.409.359	0	0	0	
	Total Comprehensive Income (Loss)			0	0	0	0	0			0	-8.922.770	-8.922.770	-529.363	-9.452.133	
	Profit (loss)		27	0	0	0	0	0			0	-8.922.770	-8.922.770	-529.363	-9.452.133	
	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																
Equity at end of period		27	235.115.706	-3.279.031	2.576	70.223	0			8.589.633	-8.922.770	231.576.337	26.309.365	257.885.702		
	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	0			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		27	0	0	0	0	0			0	0	0	0	0	
	Other Restatements															
	Restated Balances															
	Transfers		27	0	0	0	0	0			-5.392.174	5.392.174	0	0	0	
	Total Comprehensive Income (Loss)			0	0	0	0	0				-7.930.895	-7.930.895	-1.009.341	-8.940.236	
	Profit (loss)		27	0	0	0	0	0				-7.930.895	-7.930.895	-1.009.341	-8.940.236	
	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															

Current Period 01.01.2018 - 31.03.2018															
	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	0		3.197.460	-7.930.895	227.176.039	20.818.803	247.994.842		