

KAMUYU AYDINLATMA PLATFORMU

## YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2019 - 3. 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 30.09.2019	Previous Period 31.12.2018
atement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	7.173.053	1.687.4
Trade Receivables	10	233.819.618	106.925.4
Trade Receivables Due From Related Parties	10,37	181.048.844	55.905.6
Trade Receivables Due From Unrelated Parties Other Receivables	10 11	52.770.774 14.555.049	51.019.7 11.204.6
Other Receivables Due From Related Parties	11,37	14.555.045	11.204.0
Other Receivables Due From Unrelated Parties	11	14.555.049	11.204.6
Inventories	13	1.135.538.488	1.026.067.8
Prepayments	15	38.073.893	69.907.6
Current Tax Assets	25	51.188	51.1
Other current assets	26	34.244.178	68.598.4
SUB-TOTAL		1.463.455.467	1.284.442.4
Total current assets		1.463.455.467	1.284.442.4
NON-CURRENT ASSETS			
Financial Investments		230.020.607	230.020.0
Other Financial Investments	7	230.020.607	230.020.6
Trade Receivables	10	16.859.405	23.742.0
Trade Receivables Due From Related Parties	10,37	0	
Trade Receivables Due From Unrelated Parties	10	16.859.405	23.742.0
Other Receivables	11	5.593.462	5.589.
Other Receivables Due From Related Parties	11,37	0	F 500 -
Other Receivables Due From Unrelated Parties	11 16	5.593.462 129.162.853	5.589.
Investments accounted for using equity method Investment property	17	145.663.279	147.342. 208.720.
Property, plant and equipment	18	949.138	970.
Intangible assets and goodwill	19	10.524	19.
Other intangible assets	19	10.524	19.
Prepayments	15	244.003.672	191.781.
Other Non-current Assets	26	7.909.307	8.001.
Total non-current assets		780.172.247	816.188.
Total assets		2.243.627.714	2.100.631.
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	136.531.452	339.491.
Current Portion of Non-current Borrowings	8	202.643.126	189.173.4
Trade Payables	10	204.827.516	204.093.
Trade Payables to Related Parties	10,37	172.321.715	165.940.
Trade Payables to Unrelated Parties	10	32.505.801	38.153.
Employee Benefit Obligations	20	743.557	1.156.
Other Payables	11	152.167.159	192.622.
Other Payables to Related Parties	11,37	129.153.825	170.856.
Other Payables to Unrelated Parties Liabilites Due to Investments Accounted for Using Equity	11	23.013.334	21.765.
Method	16	285.267	277.
Deferred Income Other Than Contract Liabilities	15	5.949.374	6.517.
Current provisions	22	8.437.317	8.439.2
Current provisions for employee benefits	22	55.722	57.
Other current provisions	22	8.381.595	8.381.
SUB-TOTAL		711.584.768	941.770.
Total current liabilities		711.584.768	941.770.9
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	499.454.470	166.975.
Deferred Income Other Than Contract Liabilities	15	876.750.610	879.282.
Deferred Income Other Than Contract Liabilities From Related Parties	15	104.146.929	104.146.
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	772.603.681	775.135.

Non-current provisions for employee benefits	22,24	178.636	47.137
Total non-current liabilities		1.376.383.716	1.046.305.071
Total liabilities		2.087.968.484	1.988.076.065
EQUITY			
Equity attributable to owners of parent		155.659.230	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	43.103.905	-129.905.615
Total equity		155.659.230	112.555.325
Total Liabilities and Equity		2.243.627.714	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 - 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	8.622.160	23.978.402	2.360.777	6.711.572
Cost of sales	28	-474.512	-8.871.650	-165.360	-670.152
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		8.147.648	15.106.752	2.195.417	6.041.420
GROSS PROFIT (LOSS)		8.147.648	15.106.752	2.195.417	6.041.420
General Administrative Expenses	29	-3.964.456	-12.067.871	-1.515.419	-3.092.275
Marketing Expenses	29	-215.048	-1.456.785	-54.434	-557.58
Other Income from Operating Activities	31	75.381.810	15.535.986	60.695.004	2.016.35
Other Expenses from Operating Activities	31	-18.386.203	-78.479.247	923.050	-37.466.24
PROFIT (LOSS) FROM OPERATING ACTIVITIES		60.963.751	-61.361.165	62.243.618	-33.058.33
Investment Activity Income			2.266.602		
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-18.187.881	-28.136.661	-10.355.697	-27.193.40
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		42.775.870	-87.231.224	51.887.921	-60.251.73
Finance income	33	55.907.020	15.831.817	35.882.455	7.922.25
Finance costs	33	-55.578.985	-42.003.564	-32.353.676	-13.071.01
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		43.103.905	-113.402.971	55.416.700	-65.400.48
PROFIT (LOSS) FROM CONTINUING OPERATIONS		43.103.905	-113.402.971	55.416.700	-65.400.48
PROFIT (LOSS)		43.103.905	-113.402.971	55.416.700	-65.400.48
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		43.103.905	-113.402.971	55.416.700	-65.400.48
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Sürdürülen Faaliyetlerden Pay Başına Kazanç (Zarar)	36	0,18330000	-0,48230000	0,23570000	-0,2782000
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)		43.103.905	-113.402.971	55.416.700	-65.400.48
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		43.103.905	-113.402.971	55.416.700	-65.400.48



## Statement of cash flows (Indirect Method)

Presentation Currency TL Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
ntement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-215.735.233	-25.275.360
Profit (Loss)		43.103.906	-113.402.971
Profit (Loss) from Continuing Operations		43.103.906	-113.402.971
Adjustments to Reconcile Profit (Loss)		7.204.002	77.263.864
Adjustments for depreciation and amortisation expense	17,18,19	122.877	182.028
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.290.408	246.834
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	10	1.290.408	246.834
Adjustments for provisions		129.613	10.117.049
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	129.613	-95.667
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions			10.212.716
Adjustments for Interest (Income) Expenses		58.227.272	40.951.508
Adjustments for Interest Income		1	
Adjustments for interest expense	33	55.578.984	42.003.564
Deferred Financial Expense from Credit Purchases	10	2.817.946	-2.830.123
Unearned Financial Income from Credit Sales	10	-169.659	1.778.067
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 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
Adjustments for Losses (Gains) on Disposal of Subsidiaries or Joint Operations			-2.266.602
Changes in Working Capital		-266.043.141	10.863.747
Adjustments for decrease (increase) in trade accounts receivable	10	-121.096.747	-26.741.875
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	-3.389.549	-6.606.837
Adjustments for decrease (increase) in inventories	13	-109.470.685	-70.168.902
Decrease (Increase) in Prepaid Expenses	15	-20.388.816	-22.597.563
Adjustments for increase (decrease) in trade accounts payable	10	-2.083.822	17.318.318
Increase (Decrease) in Employee Benefit Liabilities	20	-413.384	810.276
Adjustments for increase (decrease) in other operating payables	11	-40.454.943	138.242.114
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-3.099.372	-14.725.879
Other Adjustments for Other Increase (Decrease) in Working Capital		34.354.177	-4.665.905
Decrease (Increase) in Other Assets Related with Operations		34.354.177	-4.665.905
Cash Flows from (used in) Operations		-215.735.233	-25.275.360
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES Cash Outflows from Purchase of Additional Shares of		133.811.250	<b>55.916.61</b> 5 -7.000
Subsidiaries Cash Receipts from Sales of Equity or Debt Instruments of			55.500.000
Other Entities	17	100.011.050	
Cash Inflows from Sale of Investment Property	17	133.811.250	423.615
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		87.409.634	-30.552.521
Proceeds from borrowings	2	0	60.470.524
Proceeds from Loans	8		60.470.524
Repayments of borrowings		91.601.511	-60.550.440
Loan Repayments		90.474.280	-59.580.004
Cash Outflows from Other Financial Liabilities	8	1.127.231	-970.436
Interest paid	8	-4.191.877	-30.472.605
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		5.485.651	88.734
Net increase (decrease) in cash and cash equivalents		5.485.651	88.734
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE		1.687.403	261.958



Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

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													Eq	uity										
												Equity att	tributable to owners of parent	[member]										
									c	Other Accumulated Comprehens	sive Income That Will Not Be Re	eclassified In Profit C	Dr Loss				Other Accumulated Comprehe	nsive Income That Will Be Re	classified In Profit Or Los	s			Retained Earnings	
		Footnote Reference	Palancing Additional			Effects of	Put Option														Postricted Ot	her Othor		Non-controlling interests [
			Issued Adjustments for Contribution	Capital Treasury Adj Advance Shares Cro	Capital Sha justments due prem to o	ire Combinations iums Entities or r Businesses	Put Option s of Revaluation Fund Related with on Non-controlling	Accumulated Gains (Losses)	ns/Losses on Revaluation	on and Remeasurement [membe	r] Gains (Losses) Due to Change in Fair Value of	iains (Losses) on Hedging nstruments that	Share Of Other Comprehensive İncome Of	Exchange Other		Gains or Losses on Hedge	Gains (Losses) on Revaluatio	on and Reclassification	Change in Value of	Change in Value of Change f	e of Other Appropriated Gains From Profits	uity erest [ Payments		member]
			Issued Adjustments for Contribution Capital on Capital Merger of Capital Shareholders	Cro	oss-Ownership disco	unts Under Comm Control	on Non-controlling Payment Interests	from	creases ( reases) on	s ( s) Gains (Losses) on Other	Change in Fair Value of Financial Liability Attributable to Change	Hedge Investments in	ssociates And Joint Ventures Accounted for Using Equity	Differences on Gains (	Differences G on Lo	Gains or Other osses on Gains	Gains (Losses) on emeasuring and/or	sses) from Reserve of al Assets Other	Change in Value of Time Value of Forward Elements of Forward Options Change in Value of Forward Contracts	Change in Value of Foreign Currency Darie Using Equity Method th	: Gains From Profits pr ( [member] me nat Losses	mber [Net]	Prior Years' Profits or Losses or Loss	
								Equity Decre Instruments Reval Prope	aluation of erty, Plant Equipment	6) Gains (Losses) on Other Remeasurements Revaluation of Defined Increases De Benefit Plans Decrease	Attributable to Change in Credit Risk of (Liability s)	Equity Instruments	Method that will not be Reclassified to Profit or Loss	Losses)	Flow Hedges Flow Flow Flow	Gains or Other osses on Gains Iges of Net or estment in Losses Foreign on perations Hedge		d at Fair Remeasuring ugh Other or hensive Reclassification ome Adjustments	Options Contracts	Using Equity Method th Basis Spreads will be Reclassified to Pr or Loss	rofit )			
	Statement of changes in equity [abstract]								Assets						Ор	perations Hedge	Inco	ome Adjustments						
	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)	21																						
	Profit (loss)	27																					113.402.972	
	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																							
Previous Period	Advance Dividend Payments Dividends Paid																							
1.01.2018 - 30.09.2018	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																							
	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													10.551.466 113.402.972 129.057.968	129.057.968
	Statement of changes in equity [abstract]																							
	Statement of changes in equity [line items]																							
	Equity at beginning of period Adjustments Related to Accounting Policy Changes	27	235.115.706	- 3.279.031	:	2.576				70.223													10.551.466129.905.615112.555.325	112.555.325
	Adjustments Related to Required Changes in 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	
	Total Comprehensive Income (Loss)																						43.103.905 43.103.905	43.103.905
	Profit (loss)	27																					43.103.905 43.103.905	43.103.905
	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																							

Current Period 01.01.2019 - 30.09.2019	Dividends Paid													
01.01.2015 50.05.2015	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					43.103.905 1	55.659.230	155.659.230