

**YEŞİL GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2021 - 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 31.03.2021	Previous Period 31.12.2020
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	6	1.941.420	1.854.633
Trade Receivables	10	76.257.681	127.143.680
Trade Receivables Due From Related Parties	10,37	11.354.400	79.210.957
Trade Receivables Due From Unrelated Parties	10	64.903.281	47.932.723
Other Receivables	11	22.171.201	36.452.075
Other Receivables Due From Related Parties	11,37	2.532.356	17.609.084
Other Receivables Due From Unrelated Parties	11	19.638.845	18.842.991
Inventories	13	1.236.905.284	1.180.678.246
Prepayments	15	89.793.486	84.770.091
Current Tax Assets	25	51.188	51.188
Other current assets	26	3.621.539	28.472.777
<b>SUB-TOTAL</b>		<b>1.430.741.799</b>	<b>1.459.422.690</b>
<b>Total current assets</b>		<b>1.430.741.799</b>	<b>1.459.422.690</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		11.024.054	11.658.441
Trade Receivables Due From Unrelated Parties	10	11.024.054	11.658.441
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	168.162.511	48.970.914
Investment property	17	59.040.000	242.066.017
Property, plant and equipment	18	3.049.859	3.078.806
Intangible assets and goodwill	19	4.193	5.121
Other intangible assets	19	4.193	5.121
Prepayments	15	120.295.745	255.276.217
Other Non-current Assets	26	7.631.861	7.672.964
<b>Total non-current assets</b>		<b>375.047.660</b>	<b>574.567.917</b>
<b>Total assets</b>		<b>1.805.789.459</b>	<b>2.033.990.607</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	8	70.027.325	30.549.297
Current Portion of Non-current Borrowings	8	281.212.286	507.673.395
Trade Payables	10	349.551.642	274.966.543
Trade Payables to Related Parties	10,37	330.096.049	254.916.980
Trade Payables to Unrelated Parties	10	19.455.593	20.049.563
Employee Benefit Obligations	20	2.262.194	2.725.291
Other Payables	11	257.413.692	169.050.324
Other Payables to Related Parties	11,37	242.517.799	153.175.393
Other Payables to Unrelated Parties	11	14.895.893	15.874.931
Liabilites Due to Investments Accounted for Using Equity Method	16	288.586	288.486
Deferred Income Other Than Contract Liabilities	15	14.921.600	14.431.592
Current provisions	22	102.530.559	102.530.559
Current provisions for employee benefits	22	296.178	296.178
Other current provisions	22	102.234.381	102.234.381
<b>SUB-TOTAL</b>		<b>1.078.207.884</b>	<b>1.102.215.487</b>
<b>Total current liabilities</b>		<b>1.078.207.884</b>	<b>1.102.215.487</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	8	251.299.529	399.854.683
Trade Payables		7.279.710	7.378.950
Trade Payables To Related Parties	10,37	7.279.710	7.378.950
Other Payables	11	0	4.386.513
Other Payables to Unrelated parties	11		4.386.513
Deferred Income Other Than Contract Liabilities	15	914.939.633	916.659.333
Deferred Income Other Than Contract Liabilities from Unrelated Parties	15	914.939.633	916.659.333
Non-current provisions		413.012	291.855
Non-current provisions for employee benefits	22,24	413.012	291.855
Deferred Tax Liabilities	35	5.286.065	5.668.628

Total non-current liabilities		1.179.217.949	1.334.239.962
Total liabilities		2.257.425.833	2.436.455.449
EQUITY			
Equity attributable to owners of parent		-454.476.102	-405.637.656
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	-637.547.130	-399.635.610
Current Period Net Profit Or Loss	27	-48.838.446	-237.911.520
Non-controlling interests	27	2.839.728	3.172.814
Total equity		-451.636.374	-402.464.842
Total Liabilities and Equity		1.805.789.459	2.033.990.607

# Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	28	54.389.537	2.138.120
Cost of sales	28	-34.322.963	-183.040
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		20.066.574	1.955.080
GROSS PROFIT (LOSS)		20.066.574	1.955.080
General Administrative Expenses	29	-274.656	-49.744
Marketing Expenses	29	-5.818.492	-1.403.281
Other Income from Operating Activities	31	7.418.732	5.988.357
Other Expenses from Operating Activities	31	-32.038.346	-42.636.433
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-10.646.188	-36.146.021
Share of Profit (Loss) from Investments Accounted for Using Equity Method		-16.301.082	-16.505.046
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-26.947.270	-52.651.067
Finance income	33	3.152.663	6.587.425
Finance costs	33	-25.759.488	-7.830.071
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-49.554.095	-53.893.713
Tax (Expense) Income, Continuing Operations		382.563	-361.816
Deferred Tax (Expense) Income	35	382.563	-361.816
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-49.171.532	-54.255.529
PROFIT (LOSS)		-49.171.532	-54.255.529
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		-333.086	-228.882
Owners of Parent		-48.838.446	-54.026.647
<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	-0,20770000	-0,22980000
<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>		0	
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-49.171.532</b>	<b>-54.255.529</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		-333.086	-228.882
Owners of Parent		-48.838.446	-54.026.647

# Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>313.851.073</b>	<b>52.703.876</b>
Profit (Loss)		-49.171.532	-54.255.529
Profit (Loss) from Continuing Operations		-49.171.532	-54.255.529
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>41.941.459</b>	<b>25.115.128</b>
Adjustments for depreciation and amortisation expense	17,18,19	29.875	33.125
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	7.335
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	10		7.335
Adjustments for provisions		121.157	-1.486
Adjustments for (Reversal of) Provisions Related with Employee Benefits	22,24	121.157	-1.486
Adjustments for Interest (Income) Expenses		25.871.908	8.209.292
Adjustments for interest expense	33	25.759.488	7.830.071
Deferred Financial Expense from Credit Purchases	10	215.927	632.413
Unearned Financial Income from Credit Sales	10	-103.507	-253.192
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method		16.301.082	16.505.046
Adjustments For Undistributed Profits Of Joint Ventures	16	16.301.082	16.505.046
Adjustments for Tax (Income) Expenses		-382.563	361.816
<b>Changes in Working Capital</b>		<b>321.081.146</b>	<b>81.844.277</b>
Adjustments for decrease (increase) in trade accounts receivable	10	51.623.893	68.078.829
Adjustments for Decrease (Increase) in Other Receivables Related with Operations	11	14.280.874	-3.497.070
Adjustments for decrease (increase) in inventories	13	-56.227.038	832.736
Decrease (Increase) in Prepaid Expenses	15	129.957.077	-3.055.242
Adjustments for increase (decrease) in trade accounts payable	10	74.269.932	-89.862.467
Increase (Decrease) in Employee Benefit Liabilities	20	-463.097	-2.315.324
Adjustments for increase (decrease) in other operating payables	11	83.976.855	110.872.026
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	15	-1.229.692	-63.541
Other Adjustments for Other Increase (Decrease) in Working Capital		24.892.342	854.330
Decrease (Increase) in Other Assets Related with Operations		24.892.342	813.228
Increase (Decrease) in Other Payables Related with Operations			41.102
<b>Cash Flows from (used in) Operations</b>		<b>313.851.073</b>	<b>52.703.876</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>47.533.438</b>	<b>0</b>
Cash Outflows from Purchase of Additional Shares of Subsidiaries	16	-135.492.579	
Cash Inflows from Sale of Investment Property	17	183.026.017	
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-361.297.724</b>	<b>-49.600.965</b>
Repayments of borrowings		-361.279.017	-49.548.934
Loan Repayments		-361.546.771	-49.773.881
Cash Outflows from Other Financial Liabilities	8	267.754	224.947
Interest paid	8	-18.707	-52.031
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		86.787	3.102.911
Net increase (decrease) in cash and cash equivalents		86.787	3.102.911
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>6</b>	<b>1.854.633</b>	<b>5.986.111</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>6</b>	<b>1.941.420</b>	<b>9.089.022</b>

[illegible]

Current Period 01.01.2021 - 31.03.2021														
	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			-637.547.130	-48.838.446	-454.476.102	2.839.728	-451.636.374	