

YEŞİL YAPI ENDÜSTRİSİ A.Ş.
Financial Report
Consolidated
2021 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Comment

Independent Audit Company	MGI BAĞIMSIZ DENETİM A.Ş.
Audit Type	Limited
Audit Result	Partial Positive

ARA DÖNEM KONSOLİDE FİNANSAL TABLOLARI HAKKINDA SINIRLI DENETİM RAPORU

Yeşil Yapı Endüstrisi A.Ş.
Genel Kurulu'na

Giriş

Yeşil Yapı Endüstrisi A.Ş.'nin ("Şirket") ekte yer alan 30 Haziran 2021 tarihli konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık döneme ait konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Grup Yönetimi, söz konusu ara dönem finansal bilgilerin Türkiye Muhasebe Standartları'na uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem finansal bilgilerin sınırlı denetiminin kapsamı, Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Şartlı Sonucun Dayanağı

Grup'un 30 Haziran 2021 tarihi itibarıyla ekli konsolide finansal tablolarında yer alan stok kalemleri ile maddi duran varlıkları ile yatırım amaçlı gayrimenkulleri üzerinde sigorta teminatı bulunmamaktadır.

Grup'un faaliyet konusu ilişkili şirketlerin gayrimenkul projelerinin inşaat hizmetlerini gerçekleştirmek olup hali hazırda devam eden bir projenin olmaması Grup'un gelirlerinde ve nakit akışlarında bir belirsizlik yaratmaktadır. 30 Haziran 2021 tarihi itibarıyla sonra eren hesap döneminde Grup'un konsolide dönem zararı 16.216.923 TL'dir. Dönen Varlıklar grubu içerisinde Ticari Alacaklar ve Diğer Alacaklar kısmında yer alan alacak tutarlarının 50.382.349 TL'lik kısmı önemli bir kısmı inşaat -gayrimenkul geliştirme sektöründe faaliyet gösteren ilişkili şirketlerden olan teminatsız alacaklardan oluşmaktadır. Belirli bir vade içermeyen bu alacakların tahsili risk arz etmektedir. Grup'un ilişkili taraflardan olan alacak ve borçlar hariç olmak üzere, kısa vadeli yükümlülükleri dönen varlıklarını 29.882.556 TL aşmakta olup tüm bu hususlar Grup'un sürekliliğinin devamına ilişkin şüphe oluşturabilecek önemli bir belirsizliğin bulunduğuna işaret eden bu durum olarak dikkate alınmıştır. Konuya ilişkin Grup Yönetimi'nin değerlendirmeleri Not:41'de yer almakta olup bu çerçevede Ekli konsolide finansal tablolar işletmenin sürekliliği ilkesine göre hazırlanmıştır.

Not:38'de yer alan likidite risk tabloları Grup Yönetimi tarafından sözleşme vadeleri esas alınarak hazırlanmış olup Grubun içinde yer aldığı finansal darboğaz nedeniyle beklenen vadelere göre likidite tablosu oluşturulamamıştır.

Şartlı Sonuç

Sınırlı denetimimize göre, şartlı sonucun dayanakları bölümünde belirtilen hususlar hariç olmak üzere, ilişikteki ara dönem finansal bilgilerin, Grup'un finansal durumunun, konsolide finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin konsolide nakit akışlarının Türkiye Muhasebe Standartlarına uygun olarak tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Diğer Husus

Grup'un 31 Aralık 2020 ve 30 Haziran 2020 tarihleri itibarıyla sona eren yıla ve altı aylık hesap dönemine ait konsolide finansal tablolarının sırasıyla tam kapsamlı denetimi ve sınırlı kapsamlı denetimi başka bir bağımsız denetim şirketi tarafından gerçekleştirilmiş olup, söz konusu bağımsız denetim şirketi 11 Mart 2021 tarihli tam kapsamlı denetim raporunda sınırlı olumlu görüş, 19 Ağustos 2020 tarihli sınırlı denetim raporunda şartlı sonuç bildirmiştir.

Dikkat Çekilen Hususlar

Görüşümüzü etkilememekle birlikte ilişikteki konsolide finansal tablolarda, Yeşil Yapı Endüstrisi Anonim Şirketi'ne ait, Not: 13'de açıklanan Stoklar hesabında yer alan ve tamamı ticari ünitelerden oluşan, net defter değeri 10.323.880 TL ve Not:17 'de açıklanan Yatırım Amaçlı Gayrimenkuller hesabında yer alan, ticari ünite ve

dairelerden oluřan, defter deęeri 24.710.000 TL olmak üzere toplam defter deęeri 35.033.880 TL olan gayrimenkullerin tapu tescilleri Yeřil Yapı Endüstrisi A.ř. adına olmayıp, iliřkili taraflardan satıcı Yeřil Gayrimenkul Yatırım Ortaklıęı A.ř. adınadır.

MGI BAęIMSIZ DENETİM ANONİM řİRKETİ

A Member of MGI WORLDWIDE

Özcan AKSU

Sorumlu Ortak Bařdenetçi

(İstanbul, 19 Aęustos 2021)

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	6	3.211.674	2.949.830
Financial Investments	7	7.088.412	9.254.407
Trade Receivables	10,37	44.306.549	21.351.561
Trade Receivables Due From Related Parties	37	38.856.344	16.456.000
Trade Receivables Due From Unrelated Parties	10	5.450.205	4.895.561
Other Receivables	11	25.893.116	88.842.424
Other Receivables Due From Related Parties		14.367.111	75.083.698
Other Receivables Due From Unrelated Parties		11.526.005	13.758.726
Inventories	13	12.559.417	24.185.740
Prepayments	15	31.781.467	27.975.344
Current Tax Assets	25	67.687	68.831
Other current assets	26	3.165.433	2.033.259
SUB-TOTAL		128.073.755	176.661.396
Total current assets		128.073.755	176.661.396
NON-CURRENT ASSETS			
Trade Receivables		11.288.934	20.203.934
Trade Receivables Due From Related Parties		11.288.934	20.203.934
Other Receivables	11	741.881	693.881
Other Receivables Due From Unrelated Parties		741.881	693.881
Investments accounted for using equity method	16	262.834.874	265.197.720
Investment property	17	89.928.125	75.045.606
Property, plant and equipment	18	9.585.532	9.917.191
Intangible assets and goodwill	19	189.202	242.884
Other intangible assets	19	189.202	242.884
Deferred Tax Asset	35	246.125	0
Other Non-current Assets	26	14.976.104	14.976.103
Total non-current assets		389.790.777	386.277.319
Total assets		517.864.532	562.938.715
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	8	8.442.221	22.252.686
Trade Payables	10,37	90.050.973	85.144.412
Trade Payables to Related Parties	37	31.094.169	25.181.638
Trade Payables to Unrelated Parties	10	58.956.804	59.962.774
Employee Benefit Obligations	20	3.687.132	14.347.748
Other Payables	11	65.493.905	59.398.231
Other Payables to Related Parties	37	49.663.717	48.961.714
Other Payables to Unrelated Parties	11	15.830.188	10.436.517
Deferred Income Other Than Contract Liabilities	15	21.608.130	51.573.189
Deferred Income Other Than Contract Liabilities From Related Parties		21.607.830	51.573.189
Deferred Income Other Than Contract Liabilities from Unrelated Parties		300	0
Current provisions	22	17.816.211	11.668.360
Current provisions for employee benefits	22	205.991	141.777
Other current provisions	22	17.610.220	11.526.583
Other Current Liabilities	28	0	3.541
SUB-TOTAL		207.098.572	244.388.167
Total current liabilities		207.098.572	244.388.167
NON-CURRENT LIABILITIES			
Long Term Borrowings	8	11.929.350	0
Trade Payables	10	1.947.270	1.951.407
Trade Payables To Related Parties		1.947.270	1.951.407
Non-current provisions	24	363.101	340.648
Non-current provisions for employee benefits	24	363.101	340.648
Deferred Tax Liabilities	35	3.439.962	5.672.220
Total non-current liabilities		17.679.683	7.964.275
Total liabilities		224.778.255	252.352.442

EQUITY			
Equity attributable to owners of parent		292.113.742	308.330.664
Issued capital	27	232.707.815	232.707.815
Treasury Shares (-)		-50.804	-50.804
Share Premium (Discount)		441.516	441.516
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	27	81.654	81.654
Gains (Losses) on Revaluation and Remeasurement		81.654	81.654
Gains (Losses) on Remeasurements of Defined Benefit Plans		81.654	81.654
Restricted Reserves Appropriated From Profits	27	290.571.261	290.571.261
Legal Reserves		2.584.443	2.584.443
Other Restricted Profit Reserves		287.986.818	287.986.818
Prior Years' Profits or Losses	27	-215.420.777	-217.381.052
Current Period Net Profit Or Loss		-16.216.923	1.960.274
Non-controlling interests	27	972.535	2.255.609
Total equity		293.086.277	310.586.273
Total Liabilities and Equity		517.864.532	562.938.715

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020	Current Period 3 Months 01.04.2021 - 30.06.2021	Previous Period 3 Months 01.04.2020 - 30.06.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	28	11.901.509	156.056	7.980	109.201
Cost of sales	28	-11.118.496	-98.898	-306.938	-58.250
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		783.013	57.158	-298.958	50.951
GROSS PROFIT (LOSS)		783.013	57.158	-298.958	50.951
General Administrative Expenses	29,30	-1.531.399	-999.287	-1.035.077	-339.760
Marketing Expenses	29,30	-7.636	-23.588	-2.576	-12.679
Other Income from Operating Activities	31	4.866.791	23.375.025	-2.678.838	4.228
Other Expenses from Operating Activities	31	-11.926.343	-2.114.594	-9.615.620	-361.738
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-7.815.574	20.294.714	-13.631.069	-658.998
Investment Activity Income			1.671.796		1.671.796
Investment Activity Expenses	32	-2.165.995		2.085.460	1.752.892
Share of Profit (Loss) from Investments Accounted for Using Equity Method	16	-2.362.846	-9.265.764	-1.098.466	-4.855.013
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-12.344.415	12.700.746	-12.644.075	-2.089.323
Finance income	33	838.473	3.428.526	716.944	1.912.140
Finance costs	33	-8.472.438	-10.794.782	-4.536.817	-8.371.543
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-19.978.380	5.334.490	-16.463.948	-8.548.726
Tax (Expense) Income, Continuing Operations		2.478.383	-143.536	349.864	-1.786.740
Current Period Tax (Expense) Income	35	0	0	24.501	0
Deferred Tax (Expense) Income	35	2.478.383	-143.536	325.363	-1.786.740
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-17.499.997	5.190.954	-16.114.084	-10.335.466
PROFIT (LOSS)		-17.499.997	5.190.954	-16.114.084	-10.335.466
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-1.283.074	-27.572	-1.221.748	-14.326
Owners of Parent		-16.216.923	5.218.526	-14.892.336	-10.321.140
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	-0,06970000	0,02240000	-0,06400000	-0,04440000
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)		-17.499.997	5.190.954	-16.114.084	-10.335.466
Total Comprehensive Income Attributable to					
Non-controlling Interests		-1.283.074	-27.572	-1.221.748	-14.326
Owners of Parent		-16.216.923	5.218.526	-14.892.336	-10.321.140

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		21.790.154	16.166.554
Profit (Loss)		-17.499.997	5.190.954
Adjustments to Reconcile Profit (Loss)		13.682.682	18.846.358
Adjustments for depreciation and amortisation expense	17,19	326.643	231.252
Adjustments for Impairment Loss (Reversal of Impairment Loss)		400.834	-114.650
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		505.834	-114.650
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		-105.000	
Adjustments for provisions	22,24	5.316.982	1.047.510
Adjustments for (Reversal of) Provisions Related with Employee Benefits	24	55.957	176.038
Adjustments for (Reversal of) Lawsuit and/or Penalty Provisions	22,24	2.726.878	871.472
Adjustments for (Reversal of) Other Provisions		2.534.147	
Adjustments for Interest (Income) Expenses		5.720.817	9.944.742
Adjustments for Interest Income	33	-583.725	-1.159.841
Adjustments for interest expense	33	6.308.679	10.792.295
Deferred Financial Expense from Credit Purchases		0	312.288
Unearned Financial Income from Credit Sales		-4.137	
Adjustments for Undistributed Profits of Investments Accounted for Using Equity Method	16	2.362.846	9.265.764
Adjustments for Tax (Income) Expenses	35	-2.478.383	143.536
Adjustments for losses (gains) on disposal of non-current assets		-133.052	
Other adjustments for which cash effects are investing or financing cash flow		2.165.995	-1.671.796
Changes in Working Capital		25.640.973	-7.747.303
Adjustments for decrease (increase) in trade accounts receivable		-13.955.211	3.903.271
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		62.901.308	14.020.102
Adjustments for decrease (increase) in inventories		11.731.323	0
Decrease (Increase) in Prepaid Expenses		-4.396.734	-2.491.122
Adjustments for increase (decrease) in trade accounts payable		4.906.561	6.132.702
Increase (Decrease) in Employee Benefit Liabilities		-11.429.144	237.842
Adjustments for increase (decrease) in other operating payables		6.980.103	-29.341.839
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-29.965.059	-1.953
Other Adjustments for Other Increase (Decrease) in Working Capital		-1.132.174	-206.306
Cash Flows from (used in) Operations		21.823.658	16.290.009
Payments Related with Provisions for Employee Benefits		-33.504	-123.455
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-14.107.044	-6.757.442
Purchase of Property, Plant, Equipment and Intangible Assets		-30.000	0
Cash Inflows from Sale of Investment Property		-14.660.769	-6.757.442
Interest received		583.725	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-7.421.266	-9.265.232
Proceeds from borrowings		0	367.222
Repayments of borrowings		-1.881.115	0
Interest paid		-5.540.151	-9.632.454
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		261.844	143.880
Net increase (decrease) in cash and cash equivalents		261.844	143.880
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		2.949.830	2.634.962
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		3.211.674	2.778.842

		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		Restricted Reserves Appropriated From Profits [member]	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			
Statement of changes in equity [abstract]															
Statement of changes in equity [line items]															
Equity at beginning of period		27	232.707.815	-50.804	441.516	61.654				290.571.261	-177.193.202	-40.187.849	306.370.391	1.952.857	308.323.248
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									-40.187.849	40.187.849			
Total Comprehensive Income (Loss)															
Profit (loss)												5.218.526	5.218.526	-27.572	5.190.954
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	232.707.815	-50.804	441.516	61.654				290.571.261	-217.381.051	5.218.526	311.588.917	1.925.285	313.514.202
Statement of changes in equity [abstract]															
Statement of changes in equity [line items]															
Equity at beginning of period		27	232.707.815	-50.804	441.516	61.654				290.571.261	-217.381.051	1.960.274	308.330.665	2.255.609	310.586.274
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									1.960.274	-1.960.274			
Total Comprehensive Income (Loss)															
Profit (loss)		27										-16.216.923	-16.216.923	-1.283.074	-17.499.997
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 01.01.2021 - 30.06.2021													
	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	232.707.815			81.654			290.571.261	-215.420.777	-16.216.923	292.113.742	972.535	293.086.277