

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	2.718.236	2.167.439
Trade Receivables		65.283.057	26.466.404
Trade Receivables Due From Related Parties	19	3.360.513	21.066.419
Trade Receivables Due From Unrelated Parties	5	61.922.544	5.399.985
Other Receivables		1.019.420	926.216
Other Receivables Due From Unrelated Parties		1.019.420	926.216
Inventories	7	215.143.197	297.913.230
Prepayments	8	259.319	114.836
Current Tax Assets	17	51.329	182.589
Other current assets	9	180.163	206.578
SUB-TOTAL		284.654.721	327.977.292
Total current assets		284.654.721	327.977.292
NON-CURRENT ASSETS			
Financial Investments	6	40.000.000	40.000.000
Trade Receivables		319.936.137	242.552.194
Trade Receivables Due From Related Parties	19	319.936.137	242.552.194
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Inventories	7	20.507.295	21.587.537
Investment property	7	41.522.156	16.890.000
Property, plant and equipment	10	10.454	329
Prepayments	8		5.016.721
Total non-current assets		421.976.571	326.047.310
Total assets		706.631.292	654.024.602
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	4	55.204.882	43.601.336
Current Portion of Non-current Borrowings	4	51.873.410	66.644.388
Trade Payables		38.176.648	37.422.968
Trade Payables to Unrelated Parties	5	38.176.648	37.422.968
Employee Benefit Obligations		152.706	147.353
Other Payables		0	27.423.217
Other Payables to Related Parties	19		27.423.217
Deferred Income		81.393.387	70.777.553
Other Current Liabilities	9	9.748.288	169.428
SUB-TOTAL		236.549.321	246.186.243
Total current liabilities		236.549.321	246.186.243
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	22.391.630	48.499.473
Total non-current liabilities		22.391.630	48.499.473
Total liabilities		258.940.951	294.685.716
EQUITY			
Equity attributable to owners of parent		447.690.341	359.338.886
Issued capital	12	30.000.000	30.000.000
Prior Years' Profits or Losses		329.338.886	280.194.405
Current Period Net Profit Or Loss		88.351.455	49.144.481
Total equity		447.690.341	359.338.886
Total Liabilities and Equity		706.631.292	654.024.602

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	13	101.677.069	148.843.145	54.163.996	148.843.145
Cost of sales	13	-88.663.664	-142.774.965	-42.891.297	-142.774.965
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		13.013.405	6.068.180	11.272.699	6.068.180
GROSS PROFIT (LOSS)		13.013.405	6.068.180	11.272.699	6.068.180
General Administrative Expenses	14	-3.657.192	-1.461.170	-1.031.759	-788.941
Marketing Expenses	14	-183.500			0
Other Income from Operating Activities	15	142.200.781	6.243.313	96.349.865	2.528.587
Other Expenses from Operating Activities	15	-44.328.725	-3.465.162	-30.487.610	-3.288.274
PROFIT (LOSS) FROM OPERATING ACTIVITIES		107.044.769	7.385.161	76.103.195	4.519.552
Investment Activity Income			640.159		640.159
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		107.044.769	8.025.320	76.103.195	5.159.711
Finance income	16	6.797.604	20.666.623	4.047.122	12.803.933
Finance costs	16	-25.490.918	-41.877.920	-9.031.941	-26.254.057
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		88.351.455	-13.185.977	71.118.376	-8.290.413
Tax (Expense) Income, Continuing Operations		0	70.048.601		69.069.502
Deferred Tax (Expense) Income		0	70.048.601		69.069.502
PROFIT (LOSS) FROM CONTINUING OPERATIONS		88.351.455	56.862.624	71.118.376	60.779.089
PROFIT (LOSS)		88.351.455	56.862.624	71.118.376	60.779.089
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		88.351.455	56.862.624	71.118.376	60.779.089
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	
TOTAL COMPREHENSIVE INCOME (LOSS)		88.351.455	56.862.624	71.118.376	60.779.089
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	
Owners of Parent		88.351.455	56.862.624	71.118.376	60.779.089

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		75.007.705	6.345.181
Profit (Loss)		88.351.455	56.862.624
Adjustments to Reconcile Profit (Loss)		-104.638.095	-65.142.223
Adjustments for depreciation and amortisation expense	10	2.202	452
Adjustments for Impairment Loss (Reversal of Impairment Loss)	7	-7.837.228	0
Adjustments for Interest (Income) Expenses		20.307.857	6.139.681
Adjustments for Interest Income	16	-2.283.557	-547.443
Adjustments for interest expense	16	22.591.414	6.687.124
Adjustments for unrealised foreign exchange losses (gains)		-113.750.413	-3.190.501
Adjustments for Tax (Income) Expenses		0	-70.048.601
Adjustments for Losses (Gains) on Disposal of Subsidiaries or Joint Operations		0	1.956.746
Other adjustments to reconcile profit (loss)		-3.360.513	0
Changes in Working Capital		91.294.345	14.624.780
Adjustments for decrease (increase) in trade accounts receivable		-67.413.695	-23.493.610
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		8.297.222	-2.945.843
Adjustments for decrease (increase) in inventories		91.687.503	142.774.965
Adjustments for increase (decrease) in trade accounts payable		753.680	-70.233
Adjustments for increase (decrease) in other operating payables		-7.223.170	-101.640.499
Other Adjustments for Other Increase (Decrease) in Working Capital		65.192.805	0
Decrease (Increase) in Other Assets Related with Operations		65.192.805	0
Cash Flows from (used in) Operations		75.007.705	6.345.181
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-22.360.926	64.699.097
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures			-18.843.752
Purchase of Property, Plant, Equipment and Intangible Assets		-12.327	0
Cash Outflows from Acquisition of Investment Property		-24.632.156	0
Cash receipts from repayment of advances and loans made to other parties		0	82.995.406
Paybacks from Other Cash Advances and Loans Made to Other Parties		0	82.995.406
Interest received	16	2.283.557	547.443
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-52.633.312	-85.627.830
Proceeds from borrowings		62.600.000	38.712.672
Repayments of borrowings		-92.533.931	-152.681.149
Cash Receipts from Future Contracts, Forward Contracts, Option Contracts and Swap Contracts		0	470.865
Interest paid		-22.162.051	-8.632.997
Other inflows (outflows) of cash		-537.330	36.502.779
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		13.467	-14.583.552
Net increase (decrease) in cash and cash equivalents		13.467	-14.583.552
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	1.622.126	15.019.686
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	1.635.593	436.134



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		Footnote Reference	Equity									
			Equity attributable to owners of parent [member]						Non-controlling interests [member]			
			Issued Capital	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]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses	Net Profit or Loss				
Previous Period 01.01.2017 - 30.09.2017	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period		17.000.000				280.194.405		297.194.405		297.194.405	
	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											
	Total Comprehensive Income (Loss)											
	Profit (loss)							56.862.624	56.862.624		56.862.624	
	Other Comprehensive Income (Loss)											
	Issue of equity	12	13.000.000						13.000.000		13.000.000	
	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		30.000.000				280.194.405	56.862.624	367.057.029		367.057.029	
Current Period 01.01.2018 - 30.09.2018	Statement of changes in equity [abstract]											
	Statement of changes in equity [line items]											
	Equity at beginning of period		30.000.000				280.194.405	49.144.481	359.338.886		359.338.886	
	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						49.144.481	-49.144.481	0		0	
	Total Comprehensive Income (Loss)											
	Profit (loss)							88.351.455	88.351.455		88.351.455	
	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		30,000,000				329,338,886	88,351,455	447,690,341			447,690,341