

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2021 - 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 30.09.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	201.851.733	2.233.101
Trade Receivables		1.906.200	542.977
Trade Receivables Due From Unrelated Parties	6	1.906.200	542.977
Other Receivables		62.079.950	238.601
Other Receivables Due From Related Parties	20	61.881.685	0
Other Receivables Due From Unrelated Parties		198.265	238.601
Inventories	7	91.884.741	101.429.318
Prepayments	8	153.000	90.765
Current Tax Assets	18	306.884	7.569
Other current assets	9	1.065.926	3.494.024
SUB-TOTAL		359.248.434	108.036.355
Total current assets		359.248.434	108.036.355
NON-CURRENT ASSETS			
Financial Investments	24	9.373.553	0
Trade Receivables		268.135.858	228.399.209
Trade Receivables Due From Related Parties	20	268.135.858	228.399.209
Other Receivables		33.396.915	529
Other Receivables Due From Related Parties	20	33.396.386	0
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	163.542.488	171.705.864
Property, plant and equipment	11	9.500.708	2.951
Prepayments	8	42.055.978	0
Total non-current assets		526.005.500	400.108.553
Total assets		885.253.934	508.144.908
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	10.100.000	71.599.995
Trade Payables	6,20	6.065.516	17.175.078
Trade Payables to Related Parties	6,20	0	7.836.296
Trade Payables to Unrelated Parties	6	6.065.516	9.338.782
Employee Benefit Obligations		150.015	118.224
Other Payables		5.600.743	20.955.340
Other Payables to Related Parties	20	5.381.375	20.877.730
Other Payables to Unrelated Parties		219.368	77.610
Contract Liabilities	8	0	7.372.781
Current tax liabilities, current	18	2.425.129	1.671.353
Current provisions		0	
Other Current Liabilities	9	7.230	3.903
SUB-TOTAL		24.348.633	118.896.674
Total current liabilities		24.348.633	118.896.674
NON-CURRENT LIABILITIES			
Non-current provisions		377.814	198.020
Non-current provisions for employee benefits		377.814	198.020
Total non-current liabilities		377.814	198.020
Total liabilities		24.726.447	119.094.694
EQUITY			
Equity attributable to owners of parent		860.527.487	389.050.214
Issued capital	13	669.833.747	253.000.000
Capital Advance		0	0
Share Premium (Discount)		4.722	0
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		125.554	100.648
Gains (Losses) on Revaluation and Remeasurement		125.554	100.648
Gains (Losses) on Remeasurements of Defined Benefit Plans		125.554	100.648
Restricted Reserves Appropriated From Profits		9.963.926	9.963.926
Prior Years' Profits or Losses		125.985.640	58.512.190

Current Period Net Profit Or Loss		54.613.898	67.473.450
Total equity		860.527.487	389.050.214
Total Liabilities and Equity		885.253.934	508.144.908

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020	Current Period 3 Months 01.07.2021 - 30.09.2021	Previous Period 3 Months 01.07.2020 - 30.09.2020
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	14	40.883.220	69.059.994	10.605.231	9.252.393
Cost of sales	14	-25.187.935	-49.818.588	-6.872.708	-5.754.074
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		15.695.285	19.241.406	3.732.523	3.498.319
GROSS PROFIT (LOSS)		15.695.285	19.241.406	3.732.523	3.498.319
General Administrative Expenses	15	-13.907.175	-5.689.624	-6.182.341	-2.023.339
Other Income from Operating Activities	16	71.782.902	95.247.606	8.448.572	47.009.462
Other Expenses from Operating Activities	16	-19.298.552	-7.300.405	-1.168.109	-3.879.870
PROFIT (LOSS) FROM OPERATING ACTIVITIES		54.272.460	101.498.983	4.830.645	44.604.572
Investment Activity Income			203.932		55.338
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		54.272.460	101.702.915	4.830.645	44.659.910
Finance income	17	11.965.009	1.100.781	10.954.216	334.133
Finance costs	17	-11.111.724	-7.490.141	-1.780.997	-2.299.356
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		55.125.745	95.313.555	14.003.864	42.694.687
Tax (Expense) Income, Continuing Operations		-511.847	-1.693.655	650	-263.452
Current Period Tax (Expense) Income	18	-511.847	-1.693.655	650	-263.452
PROFIT (LOSS) FROM CONTINUING OPERATIONS		54.613.898	93.619.900	14.004.514	42.431.235
PROFIT (LOSS)		54.613.898	93.619.900	14.004.514	42.431.235
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		54.613.898	93.619.900	14.004.514	42.431.235
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		24.906	113.351	-21.835	17.171
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		24.906	113.351	-21.835	17.171
TOTAL COMPREHENSIVE INCOME (LOSS)		54.638.804	93.733.251	13.982.679	42.448.406
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		54.638.804	93.733.251	13.982.679	42.448.406

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.09.2021	Previous Period 01.01.2020 - 30.09.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-118.974.783	4.341.022
Profit (Loss)		54.613.898	93.619.900
Profit (Loss) from Continuing Operations		54.613.898	93.619.900
Adjustments to Reconcile Profit (Loss)		-14.451.211	-67.504.627
Adjustments for depreciation and amortisation expense	10,11	1.619.074	600.364
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-10.096.097	-3.160.870
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		109.864	141.683
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	-10.205.961	-3.302.553
Adjustments for provisions		236.491	90.380
Adjustments for (Reversal of) Provisions Related with Employee Benefits		236.491	90.380
Adjustments for Interest (Income) Expenses		2.938.094	6.944.457
Adjustments for Interest Income	17	-6.127.119	-46.686
Adjustments for interest expense	17	9.065.213	6.991.143
Adjustments for unrealised foreign exchange losses (gains)		-67.966	-73.672.613
Adjustments for fair value losses (gains)		0	
Adjustments for Tax (Income) Expenses		511.847	1.693.655
Adjustments for losses (gains) on disposal of non-current assets		-9.592.654	
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-9.592.654	
Changes in Working Capital		-159.137.470	-21.774.251
Adjustments for decrease (increase) in trade accounts receivable		-41.209.736	43.426.145
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-104.154.554	-212.346
Adjustments for decrease (increase) in inventories		19.750.538	34.835.870
Adjustments for increase (decrease) in trade accounts payable		-11.109.562	-63.060.770
Adjustments for increase (decrease) in other operating payables		-22.414.156	-36.763.150
Cash Flows from (used in) Operations		-118.974.783	4.341.022
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-27.679.846	11.301.111
Purchase of Property, Plant, Equipment and Intangible Assets		-10.052.131	
Cash Inflows from Sale of Investment Property		24.435.250	18.273.838
Cash Outflows from Acquition of Investment Property	10	-6.134.106	-7.019.413
Cash advances and loans made to other parties		-42.055.978	0
Other Cash Advances and Loans Made to Other Parties		-42.055.978	0
Interest received		6.127.119	46.686
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		346.276.661	-15.385.154
Proceeds from Issuing Shares or Other Equity Instruments		416.838.469	
Proceeds from issuing other equity instruments		416.838.469	
Proceeds from borrowings	5	63.400.000	72.850.000
Repayments of borrowings	5	-124.899.995	-81.100.005
Interest paid		-9.065.213	-7.313.618
Other inflows (outflows) of cash	4	3.400	178.469
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		199.622.032	256.979
Net increase (decrease) in cash and cash equivalents		199.622.032	256.979
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	2.226.201	1.889.793
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	201.848.233	2.146.772

[illegible]

Current Period 01.01.2021 - 30.09.2021													
	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		669.833.747	4.722		125.554			9.963.926	125.985.640	54.613.898	860.527.487	860.527.487