



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2022 - 2. 3 Monthly Notification**

**General Information About Financial Statements**

Independent Audit Company	GÜNEY BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

## Ara Dönem Finansal Tablolara İlişkin Sınırlı Denetim Raporu

### Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na:

#### Giriş

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2022 tarihli ilişikteki ara dönem finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait kâr veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal tabloların Türkiye Finansal Raporlama Standartları'na uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem finansal tablolara 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 vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

## Dikkat Çekilen Hususlar

Ekteki finansal tabloların 23 no'lu "Ek dipnot – Portföy sınırlamalarına uyumun kontrolü" dipnotuna dikkatinizi çekeriz. Gayrimenkul yatırım ortaklıkları, Gayrimenkul Yatırım Ortaklıklarına İlişkin Esaslar Tebliği ("Tebliğ") uyarınca gayrimenkullere, gayrimenkul projelerine ve gayrimenkule dayalı haklar için, aktif toplamının en az %51'i oranında yatırım yapmak zorundadır. 30 Haziran 2022 tarihi itibarıyla, bu oran %36,07 olarak gerçekleşmiştir. Tebliğ uyarınca tek bir ihraççıya ait para ve sermaye piyasası araçları yatırımlarının toplamı aktif toplamının %10'unu aşamaz. 30 Haziran 2022 tarihi itibarıyla, bu oran %14,17 olarak gerçekleşmiştir. Şirket yönetiminin bu konulara yönelik açıklamaları 23 nolu finansal tablo dipnotunda açıklanmıştır. Ancak bu husus tarafımızca verilen sınırlı denetim sonucunu etkilememektedir.

Görüşümüzü etkilememekle birlikte, konsolide olmayan (bireysel) finansal tabloların muhasebe esaslarını açıklayan 2'no'lu finansal tablo dipnotuna dikkatinizi çekeriz. Türkiye Finansal Raporlama Standardı 10 uyarınca, bağlı ortaklıkları olan şirketlerin konsolide finansal tablolarının hazırlanması gerekmektedir. Bu çerçevede Şirket, 30 Haziran 2022 tarihi itibarıyla sona eren yıla ait konsolide finansal tablolarını da ayrıca hazırlamış olup, söz konusu konsolide finansal tablolar üzerindeki bağımsız denetçi raporumuz 18 Ağustos 2022 tarihinde düzenlenmiş ve olumlu sonuç açıklanmıştır. İlişikteki bireysel finansal tablolar ise, Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'ne, Sermaye Piyasası Kurulu ("SPK") tarafından getirilen raporlama yükümlülüğünü karşılamak üzere hazırlanmıştır. Bu sebeple, bireysel finansal tabloların kullanımı başka amaçlar için uygun olmayabilir.

## Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal tabloların, Şirket'in 30 Haziran 2022 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren altı aylık döneme ilişkin nakit akışlarının Türkiye Finansal Raporlama Standartları'na uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Güney Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi

A member firm of Ernst & Young Global Limited

Seçkin Özdemir, SMMM

Sorumlu Denetçi

18 Ağustos 2022

İstanbul, Türkiye



## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2022	Previous Period 31.12.2021
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	187.111.595	230.739.111
Trade Receivables		83.236.648	2.912.186
Trade Receivables Due From Unrelated Parties	6	83.236.648	2.912.186
Other Receivables		674.116	314.616
Other Receivables Due From Related Parties		674.116	314.616
Inventories	7	88.326.412	89.563.870
Prepayments	8	39.048.089	120.000
Current Tax Assets	18	45.293	317.837
Other current assets	9	965.285	140.000
<b>SUB-TOTAL</b>		<b>399.407.438</b>	<b>324.107.620</b>
<b>Total current assets</b>		<b>399.407.438</b>	<b>324.107.620</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	24	241.397.971	241.349.433
Trade Receivables		454.658.862	404.715.554
Trade Receivables Due From Related Parties	20	454.658.862	404.715.554
Other Receivables		55.082.491	5.726.626
Other Receivables Due From Related Parties	20	55.081.962	5.726.097
Other Receivables Due From Unrelated Parties		529	529
Investment property	11	146.649.896	178.487.471
Property, plant and equipment	11	8.653.243	9.074.901
Prepayments	8	18.700.000	42.100.071
<b>Total non-current assets</b>		<b>925.142.463</b>	<b>881.454.056</b>
<b>Total assets</b>		<b>1.324.549.901</b>	<b>1.205.561.676</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	52.270.000	44.600.000
Trade Payables		11.609.384	13.814.338
Trade Payables to Unrelated Parties	6	11.609.384	13.814.338
Employee Benefit Obligations		379.405	215.847
Other Payables		19.517.281	26.274.210
Other Payables to Related Parties	20	19.144.586	25.961.917
Other Payables to Unrelated Parties		372.695	312.293
Contract Liabilities	8	4.403.449	4.603.449
Current tax liabilities, current	18	4.085.100	3.547.198
Other Current Liabilities	9	16.875	235.481
<b>SUB-TOTAL</b>		<b>92.281.494</b>	<b>93.290.523</b>
<b>Total current liabilities</b>		<b>92.281.494</b>	<b>93.290.523</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		678.498	384.667
Non-current provisions for employee benefits		678.498	384.667
<b>Total non-current liabilities</b>		<b>678.498</b>	<b>384.667</b>
<b>Total liabilities</b>		<b>92.959.992</b>	<b>93.675.190</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.231.589.909	1.111.886.486
Issued capital	13	669.833.747	669.833.747
Capital Advance		4.722	4.722
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		95.611	132.870
Gains (Losses) on Revaluation and Remeasurement		95.611	132.870
Gains (Losses) on Remeasurements of Defined Benefit Plans		95.611	132.870
Restricted Reserves Appropriated From Profits		29.292.034	9.963.926
Prior Years' Profits or Losses		412.623.113	125.985.640
Current Period Net Profit Or Loss		119.740.682	305.965.581
<b>Total equity</b>		<b>1.231.589.909</b>	<b>1.111.886.486</b>
<b>Total Liabilities and Equity</b>		<b>1.324.549.901</b>	<b>1.205.561.676</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021	Current Period 3 Months 01.04.2022 - 30.06.2022	Previous Period 3 Months 01.04.2021 - 30.06.2021
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	14	118.666.788	30.277.989	84.437.730	2.761.032
Cost of sales	14	-70.924.748	-18.315.227	-54.903.804	-1.391.028
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>47.742.040</b>	<b>11.962.762</b>	<b>29.533.926</b>	<b>1.370.004</b>
Revenue from Finance Sector Operations			0	0	
Cost of Finance Sector Operations			0	0	
<b>GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS</b>			<b>0</b>	<b>0</b>	
<b>GROSS PROFIT (LOSS)</b>		<b>47.742.040</b>	<b>11.962.762</b>	<b>29.533.926</b>	<b>1.370.004</b>
General Administrative Expenses	15	-13.618.530	-7.724.834	-6.897.801	-5.540.853
Other Income from Operating Activities	16	146.681.487	63.334.330	60.383.528	18.754.892
Other Expenses from Operating Activities	16	-54.926.521	-18.130.443	-24.680.189	-7.154.734
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>125.878.476</b>	<b>49.441.815</b>	<b>58.339.464</b>	<b>7.429.309</b>
Investment Activity Income		0	0	0	0
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>125.878.476</b>	<b>49.441.815</b>	<b>58.339.464</b>	<b>7.429.309</b>
Finance income	17	283.189	1.010.793	17.052	796.858
Finance costs	17	-6.306.748	-9.330.727	-3.406.932	-5.105.197
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>119.854.917</b>	<b>41.121.881</b>	<b>54.949.584</b>	<b>3.120.970</b>
Tax (Expense) Income, Continuing Operations		-114.235	-512.497	-135.658	-512.497
Current Period Tax (Expense) Income	18	-114.235	-512.497	-135.658	-512.497
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>119.740.682</b>	<b>40.609.384</b>	<b>54.813.926</b>	<b>2.608.473</b>
<b>PROFIT (LOSS)</b>		<b>119.740.682</b>	<b>40.609.384</b>	<b>54.813.926</b>	<b>2.608.473</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		119.740.682	40.609.384	54.813.926	2.608.473
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-37.259	46.741	-117.183	-12.117
Gains (Losses) on Remeasurements of Defined Benefit Plans		-37.259	46.741	-117.183	-12.117
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss			0	0	
Taxes Relating To Components Of 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	0
Exchange Differences on Translation			0	0	
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets			0	0	
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income			0	0	
Other Comprehensive Income (Loss) Related with Cash Flow Hedges			0	0	
Other Comprehensive Income (Loss) Related with Hedges of Net Investments in Foreign Operations			0	0	
Change in Value of Time Value of Options			0	0	
Change in Value of Forward Elements of Forward Contracts			0	0	
Change in Value of Foreign Currency Basis Spreads			0	0	
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will be Reclassified to Profit or Loss			0	0	
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss			0	0	
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-37.259</b>	<b>46.741</b>	<b>-117.183</b>	<b>-12.117</b>

<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>119.703.423</b>	<b>40.656.125</b>	<b>54.696.743</b>	<b>2.596.356</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		119.703.423	40.656.125	54.696.743	2.596.356

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		119.740.682	40.609.384
Profit (Loss) from Continuing Operations		119.740.682	40.609.384
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	10,11	977.367	819.867
Adjustments for Impairment Loss (Reversal of Impairment Loss)			-2.827.598
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7		-2.827.598
Adjustments for provisions		378.408	304.489
Adjustments for (Reversal of) Provisions Related with Employee Benefits		420.130	187.362
Adjustments for (Reversal of) Other Provisions		-41.722	117.127
Adjustments for Interest (Income) Expenses		5.611.437	8.103.195
Adjustments for Interest Income	17	-283.189	-147.594
Adjustments for interest expense	17	5.894.626	8.250.789
Adjustments for unrealised foreign exchange losses (gains)		-40.694.025	-67.966
Adjustments for Tax (Income) Expenses		114.235	512.497
Adjustments for losses (gains) on disposal of non-current assets		-13.924.785	-9.592.654
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-13.924.785	-9.592.654
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		-89.532.023	-41.124.768
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-50.540.650	-72.028.988
Adjustments for decrease (increase) in inventories		1.237.458	6.102.176
Adjustments for increase (decrease) in trade accounts payable		-2.204.954	-5.121.506
Adjustments for increase (decrease) in other operating payables		-6.751.867	-14.617.430
<b>Cash Flows from (used in) Operations</b>			
Income taxes refund (paid)		272.544	
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-48.538	
Purchase of Property, Plant, Equipment and Intangible Assets		-194.972	-6.431.030
Purchase of intangible assets		-194.972	-6.431.030
Cash Inflows from Sale of Investment Property		81.376.800	24.435.250
Cash Outflows from Acquisition of Investment Property	10	-35.975.178	-6.134.106
Cash advances and loans made to other parties		-15.528.018	-18.700.000
Interest received		283.189	147.594
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Proceeds from Capital Advances			259.131.418
Proceeds from borrowings	5	31.500.000	51.300.000
Repayments of borrowings	5	-23.830.000	-116.499.995
Interest paid		-5.894.626	-8.250.789
Other inflows (outflows) of cash	4	171.941.276	-35.200
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		128.313.760	90.033.840
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	4	58.797.835	2.226.201
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
	4	187.111.595	92.260.041

# 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	Capital Advance	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)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses		Net Profit or Loss	
Gains (Losses) on Remeasurements of Defined Benefit Plans												
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	253.000.000			100.648			9.963.926	58.512.190	67.473.450	389.050.214	389.050.214	
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								67.473.450	-67.473.450			
<b>Total Comprehensive Income (Loss)</b>				46.741					40.609.384	40.656.125	40.656.125	
Profit (loss)												
Other Comprehensive Income (Loss)												
Issue of equity												
Capital Decrease												
Capital Advance		259.131.418								259.131.418	259.131.418	
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												
<b>Equity at end of period</b>	253.000.000	259.131.418		147.389			9.963.926	125.985.640	40.609.384	688.837.757	688.837.757	
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	669.833.747		4.722	132.870			9.963.926	125.985.640	305.965.581	1.111.886.486	1.111.886.486	
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								19.328.108	286.637.473	-305.965.581		
<b>Total Comprehensive Income (Loss)</b>				-37.259					119.740.682	119.703.423	119.703.423	
Profit (loss)												
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												

Previous Period  
01.01.2021 - 30.06.2021

Current Period 01.01.2022 - 30.06.2022														
	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													
	<b>Equity at end of period</b>	<b>669.833.747</b>		<b>4.722</b>		<b>95.611</b>			<b>29.292.034</b>	<b>412.623.113</b>	<b>119.740.682</b>	<b>1.231.589.909</b>		<b>1.231.589.909</b>