



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2022 - 3. 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 30.09.2022	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		286.958.717	254.026.452
Trade Receivables		54.964.565	2.912.186
Trade Receivables Due From Unrelated Parties		54.964.565	2.912.186
Other Receivables		721.982	314.616
Other Receivables Due From Unrelated Parties		721.982	314.616
Inventories		84.879.694	89.563.870
Prepayments		54.523.001	501.791
Current Tax Assets		46.193	317.837
Other current assets		6.813.517	191.839
<b>SUB-TOTAL</b>		<b>488.907.669</b>	<b>347.828.591</b>
<b>Total current assets</b>		<b>488.907.669</b>	<b>347.828.591</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		463.620.526	404.715.554
Trade Receivables Due From Related Parties		463.620.526	404.715.554
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property		434.139.985	310.409.179
Property, plant and equipment		11.009.962	12.338.652
Prepayments		81.525	148.859.564
<b>Total non-current assets</b>		<b>908.852.527</b>	<b>876.323.478</b>
<b>Total assets</b>		<b>1.397.760.196</b>	<b>1.224.152.069</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		167.665.353	125.958.124
Trade Payables		12.693.688	14.138.322
Trade Payables to Related Parties			149.280
Trade Payables to Unrelated Parties		12.693.688	13.989.042
Other Payables		514.154	9.543.962
Other Payables to Related Parties		132.566	9.231.669
Other Payables to Unrelated Parties		381.588	312.293
Contract Liabilities		5.903.449	4.603.449
Current tax liabilities, current		4.123.291	3.547.198
Current provisions		995.228	551.197
Current provisions for employee benefits		762.581	363.029
Other current provisions		232.647	188.168
Other Current Liabilities		847.937	408.934
<b>SUB-TOTAL</b>		<b>192.743.100</b>	<b>158.751.186</b>
<b>Total current liabilities</b>		<b>192.743.100</b>	<b>158.751.186</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		924.403	384.667
Non-current provisions for employee benefits		924.403	384.667
<b>Total non-current liabilities</b>		<b>924.403</b>	<b>384.667</b>
<b>Total liabilities</b>		<b>193.667.503</b>	<b>159.135.853</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.204.092.693	1.065.476.527
Issued capital		669.833.747	669.833.747
Share Premium (Discount)		4.722	4.722
Effects of Business Combinations Under Common Control		-87.693.734	-73.865.716
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		56.650.033	31.729.059
Gains (Losses) on Revaluation and Remeasurement		64.297	132.870
Gains (Losses) on Remeasurements of Defined Benefit Plans		64.297	132.870
Exchange Differences on Translation		56.585.736	31.596.189
Restricted Reserves Appropriated From Profits		29.292.034	9.963.926
Prior Years' Profits or Losses		408.482.681	124.868.151
Current Period Net Profit Or Loss		127.523.210	302.942.638

Non-controlling interests			-460.311
<b>Total equity</b>		<b>1.204.092.693</b>	<b>1.065.016.216</b>
<b>Total Liabilities and Equity</b>		<b>1.397.760.196</b>	<b>1.224.152.069</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021	Current Period 3 Months 01.07.2022 - 30.09.2022	Previous Period 3 Months 01.07.2021 - 30.09.2021
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue		127.724.796	40.927.306	8.844.136	10.606.078
Cost of sales		-73.357.376	-25.187.935	-2.432.628	-6.872.708
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		54.367.420	15.739.371	6.411.508	3.733.370
GROSS PROFIT (LOSS)		54.367.420	15.739.371	6.411.508	3.733.370
General Administrative Expenses		-35.865.367	-14.788.308	-12.907.840	-6.596.657
Other Income from Operating Activities		221.443.914	71.847.368	74.910.486	8.513.038
Other Expenses from Operating Activities		-97.866.550	-19.298.921	-43.013.788	-1.168.478
PROFIT (LOSS) FROM OPERATING ACTIVITIES		142.079.417	53.499.510	25.400.366	4.481.273
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		142.079.417	53.499.510	25.400.366	4.481.273
Finance income		338.175	11.965.009	42.672	10.950.422
Finance costs		-14.741.957	-11.141.008	-5.054.858	-1.788.880
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		127.675.635	54.323.511	20.388.180	13.642.815
Tax (Expense) Income, Continuing Operations		-152.425	-511.847	-38.190	650
Current Period Tax (Expense) Income		-152.425	-511.847	-38.190	650
PROFIT (LOSS) FROM CONTINUING OPERATIONS		127.523.210	53.811.664	20.349.990	13.643.465
PROFIT (LOSS)		127.523.210	53.811.664	20.349.990	13.643.465
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	-6.248	315.931	377
Owners of Parent		127.523.210	53.817.912	20.034.059	13.643.088
<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		-68.573	24.906	-31.314	-21.835
Share of Other Comprehensive Income of Associates and Joint Ventures Accounted for Using Equity Method that will not be Reclassified to Profit or Loss		-68.573	24.906	-31.314	-21.835
Gains (Losses) on Remeasurements of Defined Benefit Plans of Associates and Joint Ventures Accounted for Using Equity Method		-68.573	24.906	-31.314	-21.835
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		24.989.547	1.162.283	2.596.500	723.320
Change in Value of Foreign Currency Basis Spreads		24.989.547	1.162.283	2.596.500	723.320
Gains (Losses) on Change in Value of Foreign Currency Basis Spreads		24.989.547	1.162.283	2.596.500	723.320
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>24.920.974</b>	<b>1.187.189</b>	<b>2.565.186</b>	<b>701.485</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>152.444.184</b>	<b>54.998.853</b>	<b>22.915.176</b>	<b>14.344.950</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	-6.248	315.931	377
Owners of Parent		152.444.184	55.005.101	22.599.245	14.344.573

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>23.708.912</b>	<b>-13.651.466</b>
Profit (Loss)		127.523.210	53.811.664
Profit (Loss) from Continuing Operations		127.523.210	53.811.664
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-22.102.474</b>	<b>-12.721.280</b>
Adjustments for depreciation and amortisation expense		2.939.385	1.794.349
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	-10.205.961
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		0	-10.205.961
Adjustments for provisions		1.050.034	346.355
Adjustments for (Reversal of) Provisions Related with Employee Benefits		870.715	236.491
Adjustments for (Reversal of) General Provisions		179.319	109.864
Adjustments for Interest (Income) Expenses		12.887.243	3.082.655
Adjustments for Interest Income		13.225.418	-5.982.558
Adjustments for interest expense		-338.175	9.065.213
Adjustments for unrealised foreign exchange losses (gains)		-23.906.860	1.342.129
Adjustments for Tax (Income) Expenses		152.425	511.847
Adjustments for losses (gains) on disposal of non-current assets		-15.224.701	-9.592.654
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-15.224.701	-9.592.654
<b>Changes in Working Capital</b>		<b>-81.711.824</b>	<b>-54.741.850</b>
Adjustments for decrease (increase) in trade accounts receivable		-71.371.309	-41.209.737
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.757.400	436.304
Adjustments for decrease (increase) in inventories		4.684.176	-11.056.987
Adjustments for increase (decrease) in trade accounts payable		-1.444.634	19.750.538
Adjustments for increase (decrease) in other operating payables		-6.822.657	-22.661.968
<b>Cash Flows from (used in) Operations</b>		<b>23.708.912</b>	<b>-13.651.466</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>12.342.534</b>	<b>-127.036.329</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-1.331.682	-10.052.131
Purchase of property, plant and equipment		-1.331.682	-10.052.131
Cash Inflows from Sale of Investment Property		81.376.800	24.435.250
Cash Outflows from Acquisition of Investment Property		-162.797.588	-41.767.960
Cash advances and loans made to other parties		94.756.829	-105.778.607
Other Cash Advances and Loans Made to Other Parties		94.756.829	-105.778.607
Interest received		338.175	6.127.119
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>168.604.421</b>	<b>346.276.661</b>
Payments from changes in ownership interests in subsidiaries that do not result in loss of control		-13.367.707	0
Proceeds from Issuing Shares or Other Equity Instruments		0	416.838.469
Proceeds from issuing shares		0	416.838.469
Proceeds from borrowings		67.844.400	63.400.000
Proceeds from Loans		67.844.400	63.400.000
Repayments of borrowings		-44.370.456	-124.899.995
Loan Repayments		-44.370.456	-124.899.995
Interest paid		-13.225.418	-9.065.213
Other inflows (outflows) of cash		171.723.602	3.400
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		204.655.867	205.588.866
Net increase (decrease) in cash and cash equivalents		204.655.867	205.588.866
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>82.085.176</b>	<b>2.226.201</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>286.741.043</b>	<b>207.815.067</b>

# Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity											
	Equity attributable to owners of parent (member)										Non-controlling interests (member)	
	Issued Capital	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	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)	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		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	0	0	100.648	0			9.963.926	58.512.190	67.428.985	389.005.749	389.005.749
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			-1.228.778		-638.905				-1.073.024	-2.940.707	-284.493	-3.225.200
Restated Balances	253.000.000	0	-1.228.778	100.648	-638.905			9.963.926	58.512.190	66.355.961	386.065.042	-284.493 385.780.549
Transfers									66.355.961	-66.355.961	0	0
Total Comprehensive Income (Loss)				24.906	1.162.283					53.811.664	54.998.853	54.998.853
Profit (loss)												
Other Comprehensive Income (Loss)												
Issue of equity	416.833.747	4.722									416.838.469	416.838.469
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												
<b>Equity at end of period</b>	<b>669.833.747</b>	<b>4.722</b>	<b>-1.228.778</b>	<b>125.554</b>	<b>523.378</b>			<b>9.963.926</b>	<b>124.868.151</b>	<b>53.811.664</b>	<b>857.902.364</b>	<b>-284.493 857.617.871</b>
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	<b>669.833.747</b>	<b>4.722</b>	<b>-73.865.716</b>	<b>132.870</b>	<b>31.596.189</b>			<b>9.963.926</b>	<b>124.868.151</b>	<b>302.942.638</b>	<b>1.065.476.527</b>	<b>-460.311 1.065.016.216</b>
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	283.614.530	-302.942.638	0	0
Total Comprehensive Income (Loss)				-68.573	24.989.547					127.523.210	152.444.184	0 152.444.184
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 - 30.09.2021

