



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2022 - 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 30.09.2022	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	186.428.935	230.739.111
Trade Receivables		54.947.430	2.912.186
Trade Receivables Due From Unrelated Parties	6	54.947.430	2.912.186
Other Receivables		695.226	314.616
Other Receivables Due From Unrelated Parties		695.226	314.616
Inventories	7	84.879.694	89.563.870
Prepayments	8	164.570	120.000
Current Tax Assets	18	46.193	317.837
Other current assets	9	6.775.650	140.000
<b>SUB-TOTAL</b>		<b>333.937.698</b>	<b>324.107.620</b>
<b>Total current assets</b>		<b>333.937.698</b>	<b>324.107.620</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	24	254.765.677	241.349.433
Trade Receivables		463.620.526	404.715.554
Trade Receivables Due From Related Parties	20	463.620.526	404.715.554
Other Receivables		104.635.844	5.726.626
Other Receivables Due From Related Parties	20	104.635.315	5.726.097
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	166.908.265	178.487.471
Property, plant and equipment	11	6.723.705	9.074.901
Prepayments	8	81.525	42.100.071
<b>Total non-current assets</b>		<b>996.735.542</b>	<b>881.454.056</b>
<b>Total assets</b>		<b>1.330.673.240</b>	<b>1.205.561.676</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	33.500.000	44.600.000
Trade Payables		11.842.333	13.814.338
Trade Payables to Unrelated Parties	6	11.842.333	13.814.338
Other Payables		15.929.645	26.274.210
Other Payables to Related Parties	20	15.548.418	25.961.917
Other Payables to Unrelated Parties		381.227	312.293
Contract Liabilities	8	5.903.449	4.603.449
Current tax liabilities, current	18	4.123.291	3.547.198
Current provisions		721.060	215.847
Current provisions for employee benefits		721.060	215.847
Other Current Liabilities	9	671.142	235.481
<b>SUB-TOTAL</b>		<b>72.690.920</b>	<b>93.290.523</b>
<b>Total current liabilities</b>		<b>72.690.920</b>	<b>93.290.523</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>73.615.323</b>	<b>93.675.190</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		1.257.057.917	1.111.886.486
Issued capital	13	669.833.747	669.833.747
Share Premium (Discount)		4.722	4.722
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		64.297	132.870
Gains (Losses) on Revaluation and Remeasurement		64.297	132.870
Gains (Losses) on Remeasurements of Defined Benefit Plans		64.297	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		145.240.004	305.965.581
<b>Total equity</b>		<b>1.257.057.917</b>	<b>1.111.886.486</b>
<b>Total Liabilities and Equity</b>		<b>1.330.673.240</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 - 30.09.2022	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	14	127.400.844	40.883.220	8.734.056	10.605.231
Cost of sales	14	-73.357.376	-25.187.935	-2.432.628	-6.872.708
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>54.043.468</b>	<b>15.695.285</b>	<b>6.301.428</b>	<b>3.732.523</b>
<b>GROSS PROFIT (LOSS)</b>		<b>54.043.468</b>	<b>15.695.285</b>	<b>6.301.428</b>	<b>3.732.523</b>
General Administrative Expenses	15	-22.307.737	-13.907.175	-8.689.207	-6.182.341
Other Income from Operating Activities	16	237.123.195	71.782.902	90.441.708	8.448.572
Other Expenses from Operating Activities		-113.554.945	-19.298.552	-58.628.424	-1.168.109
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>155.303.981</b>	<b>54.272.460</b>	<b>29.425.505</b>	<b>4.830.645</b>
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>155.303.981</b>	<b>54.272.460</b>	<b>29.425.505</b>	<b>4.830.645</b>
Finance income	17	300.573	11.965.009	17.384	10.954.216
Finance costs	17	-10.212.125	-11.111.724	-3.905.377	-1.780.997
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>145.392.429</b>	<b>55.125.745</b>	<b>25.537.512</b>	<b>14.003.864</b>
Tax (Expense) Income, Continuing Operations		-152.425	-511.847	-38.190	650
Current Period Tax (Expense) Income	18	-152.425	-511.847	-38.190	650
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>145.240.004</b>	<b>54.613.898</b>	<b>25.499.322</b>	<b>14.004.514</b>
<b>PROFIT (LOSS)</b>		<b>145.240.004</b>	<b>54.613.898</b>	<b>25.499.322</b>	<b>14.004.514</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		145.240.004	54.613.898	25.499.322	14.004.514
<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
Gains (Losses) on Remeasurements of Defined Benefit Plans		-68.573	24.906	-31.314	-21.835
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-68.573</b>	<b>24.906</b>	<b>-31.314</b>	<b>-21.835</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>145.171.431</b>	<b>54.638.804</b>	<b>25.468.008</b>	<b>13.982.679</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		145.171.431	54.638.804	25.468.008	13.982.679

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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>-78.711.358</b>	<b>-118.974.783</b>
Profit (Loss)		145.240.004	54.613.898
Profit (Loss) from Discontinued Operations		145.240.004	54.613.898
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-36.677.840</b>	<b>-14.451.211</b>
Adjustments for depreciation and amortisation expense		2.762.657	1.619.074
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	10,11	1.155.694	346.355
Adjustments for (Reversal of) Provisions Related with Employee Benefits		976.376	236.491
Adjustments for (Reversal of) Other Provisions		179.318	109.864
Adjustments for Interest (Income) Expenses		9.448.996	2.938.094
Adjustments for Interest Income	17	-300.573	-6.127.119
Adjustments for interest expense	17	9.749.569	9.065.213
Adjustments for unrealised foreign exchange losses (gains)		-34.972.911	-67.966
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>-187.273.522</b>	<b>-159.137.470</b>
Adjustments for decrease (increase) in trade accounts receivable		-76.146.624	-41.209.736
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-105.925.478	-104.154.554
Adjustments for decrease (increase) in inventories		4.684.176	19.750.538
Adjustments for increase (decrease) in trade accounts payable		-1.972.005	-11.109.562
Adjustments for increase (decrease) in other operating payables		-8.185.235	-22.414.156
Other Adjustments for Other Increase (Decrease) in Working Capital		271.644	0
Increase (Decrease) in Other Payables Related with Operations		271.644	0
<b>Cash Flows from (used in) Operations</b>		<b>-78.711.358</b>	<b>-118.974.783</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>55.250.751</b>	<b>-27.679.846</b>
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures	24	-13.416.245	0
Purchase of Property, Plant, Equipment and Intangible Assets		-309.176	-10.052.131
Purchase of property, plant and equipment		-309.176	-10.052.131
Cash Inflows from Sale of Investment Property		81.376.800	24.435.250
Cash Outflows from Acquisition of Investment Property	10	-54.675.178	-6.134.106
Cash advances and loans made to other parties	8	41.973.976	-42.055.978
Interest received		300.574	6.127.119
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>151.091.707</b>	<b>346.276.661</b>
Proceeds from Issuing Shares or Other Equity Instruments		0	416.838.469
Proceeds from issuing shares		0	416.838.469
Proceeds from borrowings		31.500.000	63.400.000
Proceeds from Loans	5	31.500.000	63.400.000
Repayments of borrowings		-42.600.000	-124.899.995
Loan Repayments	5	-42.600.000	-124.899.995
Interest paid		-9.749.569	-9.065.213
Other inflows (outflows) of cash	4	171.941.276	3.400
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>127.631.100</b>	<b>199.622.032</b>
Net increase (decrease) in cash and cash equivalents		127.631.100	199.622.032
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>58.797.835</b>	<b>2.226.201</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>186.428.935</b>	<b>201.848.233</b>

# 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	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		
<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		100.648			9.963.926	58.512.190	67.473.450	389.050.214	389.050.214
Adjustments Related to Accounting Policy Changes											0
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	0	0
Total Comprehensive Income (Loss)				24.906					54.613.898	54.638.804	54.638.804
Profit (loss)											
Other Comprehensive Income (Loss)										0	0
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>	669.833.747	4.722		125.554			9.963.926	125.965.640	54.613.898	860.527.487	860.527.487
<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	125.965.640	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	0	0
Total Comprehensive Income (Loss)				-68.573					145.240.004	145.171.431	145.171.431
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

