



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 1. 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 31.03.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	6.183.339	38.265.816
Trade Receivables		24.806.808	26.700.241
Trade Receivables Due From Unrelated Parties	6	24.806.808	26.700.241
Other Receivables		641.982	672.514
Other Receivables Due From Unrelated Parties	7	641.982	672.514
Inventories	8	58.461.072	65.065.271
Prepayments		169.867.048	128.638.301
Prepayments to Related Parties	9,18	169.629.750	128.189.550
Prepayments to Unrelated Parties	9	237.298	448.751
Current Tax Assets	17	864	63.962
Other current assets	10	1.314.902	1.142.589
SUB-TOTAL		261.276.015	260.548.694
Total current assets		261.276.015	260.548.694
NON-CURRENT ASSETS			
Financial Investments	11	352.655.377	352.655.377
Trade Receivables		546.736.651	514.880.218
Trade Receivables Due From Related Parties	6,18	546.736.651	514.880.218
Other Receivables		79.041.019	72.530.816
Other Receivables Due From Related Parties	7,18	79.040.490	72.530.287
Other Receivables Due From Unrelated Parties	7	529	529
Investment property	12	581.368.270	566.653.153
Property, plant and equipment	18	12.224.288	12.997.818
Total non-current assets		1.572.025.605	1.519.717.382
Total assets		1.833.301.620	1.780.266.076
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	54.868.677	34.500.000
Current Portion of Non-current Borrowings	5	3.637.666	2.991.026
Trade Payables		15.345.488	16.381.506
Trade Payables to Related Parties	6,18	0	18.978
Trade Payables to Unrelated Parties	6	15.345.488	16.362.528
Employee Benefit Obligations		1.080.849	459.312
Other Payables		4.063.714	494.015
Other Payables to Related Parties	7,18	3.480.341	0
Other Payables to Unrelated Parties	7	583.373	494.015
Contract Liabilities	9	0	35.000
Other Current Liabilities	10	16.875	16.574
SUB-TOTAL		79.013.269	54.877.433
Total current liabilities		79.013.269	54.877.433
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	2.040.973	3.336.316
Non-current provisions		1.215.829	1.232.413
Non-current provisions for employee benefits		1.215.829	1.232.413
Total non-current liabilities		3.256.802	4.568.729
Total liabilities		82.270.071	59.446.162
EQUITY			
Equity attributable to owners of parent		1.751.031.549	1.720.819.914
Issued capital	15	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		-587.411	-225.297
Gains (Losses) on Revaluation and Remeasurement		-587.411	-225.297
Gains (Losses) on Remeasurements of Defined Benefit Plans		-587.411	-225.297
Restricted Reserves Appropriated From Profits	15	40.693.320	29.292.034
Prior Years' Profits or Losses		1.010.513.422	624.977.589
Current Period Net Profit Or Loss		30.573.749	396.937.119

Total equity		1.751.031.549	1.720.819.914
Total Liabilities and Equity		1.833.301.620	1.780.266.076

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 31.03.2023	Previous Period 01.01.2022 - 31.03.2022
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	280.584	34.229.058
Cost of sales	19	0	-32.289.193
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		280.584	1.939.865
GROSS PROFIT (LOSS)		280.584	1.939.865
General Administrative Expenses	20	-11.419.090	-6.483.455
Other Income from Operating Activities	21	44.569.920	43.086.710
Other Expenses from Operating Activities	21	-140.906	-1.616.531
PROFIT (LOSS) FROM OPERATING ACTIVITIES		33.290.508	36.926.589
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		33.290.508	36.926.589
Finance income	22	192.981	19.498.524
Finance costs	22	-2.909.740	-2.899.816
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		30.573.749	53.525.297
Tax (Expense) Income, Continuing Operations		0	21.423
Current Period Tax (Expense) Income		0	21.423
PROFIT (LOSS) FROM CONTINUING OPERATIONS		30.573.749	53.546.720
PROFIT (LOSS)		30.573.749	53.546.720
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		30.573.749	53.546.720
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		-362.114	79.924
Gains (Losses) on Remeasurements of Defined Benefit Plans		-362.114	79.924
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-362.114	79.924
TOTAL COMPREHENSIVE INCOME (LOSS)		30.211.635	53.626.644
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		30.211.635	53.626.644

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 31.03.2023	Previous Period 01.01.2022 - 31.03.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		30.573.749	53.546.720
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	809.547	641.133
Adjustments for Impairment Loss (Reversal of Impairment Loss)		74.232	88.315
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		74.232	88.315
Adjustments for provisions		2.125	154.551
Adjustments for (Reversal of) Provisions Related with Employee Benefits		2.125	154.551
Adjustments for Interest (Income) Expenses		2.828.453	2.612.851
Adjustments for Interest Income	22	-17.286	-266.357
Adjustments for interest expense	22	2.845.739	2.879.208
Adjustments for unrealised foreign exchange losses (gains)	12-17	-515.117	-4.347.647
Adjustments for fair value losses (gains)	12	-7.595.800	
Adjustments for Tax (Income) Expenses	17		-21.423
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-30.037.232	-27.907.287
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.479.671	-4.238.312
Adjustments for decrease (increase) in inventories			-1.174.625
Decrease (Increase) in Prepaid Expenses		-41.228.747	-39.577.988
Adjustments for increase (decrease) in trade accounts payable		-1.036.018	47.613
Increase (Decrease) in Employee Benefit Liabilities		621.537	166.885
Adjustments for increase (decrease) in other operating payables		3.569.698	-7.952.410
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		-35.000	-200.000
Other Adjustments for Other Increase (Decrease) in Working Capital		-172.012	-891.424
Decrease (Increase) in Other Assets Related with Operations		-172.313	-675.045
Increase (Decrease) in Other Payables Related with Operations		301	-216.379
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-380.823	
Income taxes refund (paid)	17	63.098	273.405
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		-36.017	-109.294
Proceeds from sales of property, plant and equipment	13	-36.017	-109.294
Cash Inflows from Sale of Investment Property	12		31.610.000
Cash receipts from repayment of advances and loans made to other parties			0
Other inflows (outflows) of cash	12		-12.563.665
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		20.000.000	16.500.000
Proceeds from Loans	5	20.000.000	16.500.000
Repayments of borrowings		-691.268	-16.030.000
Loan Repayments	5	-691.268	-16.030.000
Interest paid		-2.434.497	-2.879.208
Interest Received		17.286	266.357
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-32.082.477	-11.985.453
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		38.265.816	230.739.111
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		6.183.339	218.753.658

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]	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											
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	669.833.747	4.722		132.870			9.963.926	240.970.244	403.335.453	1.324.240.962	1.324.240.962
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								403.335.453	-403.335.453		
Total Comprehensive Income (Loss)				79.924					53.546.720		
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											
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		212.794			9.963.926	644.305.697	53.546.720	1.377.867.606	1.377.867.606
Statement of changes in equity (abstract)											
Statement of changes in equity (line items)											
Equity at beginning of period	669.833.747	4.722		-225.297			29.292.034	624.977.589	396.937.119	1.720.819.914	1.720.819.914
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							11.401.286	385.535.833	-396.937.119	0	0
Total Comprehensive Income (Loss)				-362.114					30.573.749		
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
01.01.2022 - 31.03.2022

Current Period 01.01.2023 - 31.03.2023												
	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	-587.411		40.693.320	1.010.513.422	30.573.749	1.751.031.549		1.751.031.549	