



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2024 - 1. 3 Monthly Notification

General Information About Financial Statements

Peker GYO Solo Report



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2024	Previous Period 31.12.2023
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	17.810.336	2.431.365
Financial Investments	11	84.255.000	69.671.947
Trade Receivables		895.424.886	963.617.139
Trade Receivables Due From Related Parties	6-18	156.610.350	168.663.757
Trade Receivables Due From Unrelated Parties	6	738.814.536	794.953.382
Other Receivables		75.480	79.536
Other Receivables Due From Unrelated Parties	7	75.480	79.536
Inventories	8	340.062.002	340.062.002
Prepayments		315.278.451	313.747.591
Prepayments to Related Parties	9-18	312.879.463	312.879.463
Prepayments to Unrelated Parties	9	2.398.988	868.128
Current Tax Assets	10	43.220	36.702
Other current assets	10	11.423.794	14.126.221
SUB-TOTAL		1.664.373.169	1.703.772.503
Total current assets		1.664.373.169	1.703.772.503
NON-CURRENT ASSETS			
Financial Investments	11	2.401.664.945	2.401.664.945
Other Receivables		1.340.574.532	1.369.021.672
Other Receivables Due From Related Parties	7-18	1.340.574.003	1.369.021.063
Other Receivables Due From Unrelated Parties		529	609
Investment property	12	147.500.584	147.500.584
Property, plant and equipment	13	45.143.157	42.640.064
Total non-current assets		3.934.883.218	3.960.827.265
Total assets		5.599.256.387	5.664.599.768
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		239.380.553	143.711.935
Current Borrowings From Related Parties		0	0
Current Borrowings From Unrelated Parties		239.380.553	143.711.935
Bank Loans	5	105.989.860	107.264.530
Lease Liabilities		25.360.812	36.447.405
Issued Debt Instruments		108.029.881	
Current Portion of Non-current Borrowings	5	86.884.392	6.009.836
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		86.884.392	6.009.836
Bank Loans	5	86.884.392	6.009.836
Trade Payables		21.967.453	22.494.417
Trade Payables to Related Parties	6-18	128.386	138.267
Trade Payables to Unrelated Parties	6	21.839.067	22.356.150
Other Payables		926.067.529	964.731.092
Other Payables to Related Parties	7-18	864.938.350	929.310.555
Other Payables to Unrelated Parties	7	61.129.179	35.420.537
Contract Liabilities	9	75.000	258.894
Current provisions		1.150.647	721.151
Current provisions for employee benefits		1.150.647	721.151
Other Current Liabilities		24.922	10.263.637
Other Current Liabilities to Unrelated Parties	10	24.922	10.263.637
SUB-TOTAL		1.275.550.496	1.148.190.962
Total current liabilities		1.275.550.496	1.148.190.962
NON-CURRENT LIABILITIES			
Long Term Borrowings		63.804.256	20.561.456
Long Term Borrowings From Unrelated Parties		63.804.256	20.561.456
Bank Loans	5	45.876.082	2.676.065
Lease Liabilities	5	17.928.174	17.885.391
Non-current provisions		756.507	570.580
Non-current provisions for employee benefits		756.507	570.580

Total non-current liabilities		64.560.763	21.132.036
Total liabilities		1.340.111.259	1.169.322.998
EQUITY			
Equity attributable to owners of parent		4.259.145.128	4.495.276.770
Issued capital	15	669.833.747	669.833.747
Inflation Adjustments on Capital	15	2.157.328.010	2.157.328.010
Treasury Shares (-)	15	-72.133.458	0
Share Premium (Discount)		18.125	18.125
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-721.044	-611.673
Gains (Losses) on Revaluation and Remeasurement		-721.044	-611.673
Gains (Losses) on Remeasurements of Defined Benefit Plans		-721.044	-611.673
Restricted Reserves Appropriated From Profits		204.743.193	132.609.735
Other Restricted Profit Reserves	15	204.743.193	132.609.735
Prior Years' Profits or Losses		1.463.965.368	977.902.219
Current Period Net Profit Or Loss		-163.888.813	558.196.607
Total equity		4.259.145.128	4.495.276.770
Total Liabilities and Equity		5.599.256.387	5.664.599.768

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 31.03.2024	Previous Period 01.01.2023 - 31.03.2023
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	690.627	477.913
Cost of sales	19	-23.766	-126.148
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		666.861	351.765
GROSS PROFIT (LOSS)		666.861	351.765
General Administrative Expenses	20	-16.086.526	-20.567.020
Other Income from Operating Activities	21	148.368.005	89.220.131
Other Expenses from Operating Activities	21	-58.900.385	-27.072.550
PROFIT (LOSS) FROM OPERATING ACTIVITIES		74.047.955	41.932.326
Investment Activity Income	22	3.339.066	0
Investment Activity Expenses	22	-30.642.502	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		46.744.519	41.932.326
Finance income	23	912.792	541.027
Finance costs	23	-48.266.394	-4.933.898
Gains (losses) on net monetary position		-163.279.730	-126.417.146
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-163.888.813	-88.877.691
Tax (Expense) Income, Continuing Operations		0	0
Current Period Tax (Expense) Income	17	0	0
Deferred Tax (Expense) Income	17	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-163.888.813	-88.877.691
PROFIT (LOSS)		-163.888.813	-88.877.691
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		-163.888.813	-88.877.691
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		-109.371	-610.145
Gains (Losses) on Remeasurements of Defined Benefit Plans		-109.371	-610.145
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-109.371	-610.145
TOTAL COMPREHENSIVE INCOME (LOSS)		-163.998.184	-89.487.836
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		-163.998.184	-89.487.836

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 31.03.2024	Previous Period 01.01.2023 - 31.03.2023
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		-163.888.813	-88.877.691
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	3.575.248	2.295.666
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	125.078
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		0	125.078
Adjustments for provisions		76.556	-898.253
Adjustments for (Reversal of) Provisions Related with Employee Benefits		76.556	-898.253
Adjustments for Interest (Income) Expenses		46.779.095	4.739.962
Adjustments for Interest Income	23	-912.792	-30.444
Adjustments for interest expense	23	47.691.887	4.770.406
Adjustments for unrealised foreign exchange losses (gains)		-86.887.450	-52.659.133
Adjustments for fair value losses (gains)		9.167.250	0
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	9.167.250	0
Other adjustments for which cash effects are investing or financing cash flow	11	-3.264.015	0
Adjustments Related to Gain and Losses on Net Monetary Position		156.140.605	122.635.682
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		12.053.407	-256.205
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-69.303.255	-5.117.424
Decrease (Increase) in Prepaid Expenses		-1.530.860	-69.479.067
Adjustments for increase (decrease) in trade accounts payable		-526.964	-5.046.082
Increase (Decrease) in Employee Benefit Liabilities		429.496	950.299
Adjustments for increase (decrease) in other operating payables		26.876.075	5.929.185
Other Adjustments for Other Increase (Decrease) in Working Capital		-7.536.288	527.110
Decrease (Increase) in Other Assets Related with Operations		2.702.427	530.097
Increase (Decrease) in Other Payables Related with Operations		-10.238.715	-2.987
Cash Flows from (used in) Operations			
Income taxes refund (paid)		-6.518	119.819
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-6.078.341	-64.033
Purchase of property, plant and equipment	13	-6.078.341	-64.033
Cash Outflows From Participation (Profit) Shares or Other Financial Instruments	11	-96.754.317	0
Cash Inflows From Participation (Profit) Shares or Other Financial Instruments	11	65.845.059	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Payments to Acquire Entity's Shares or Other Equity Instruments		-72.133.458	0
Payments to Acquire Entity's Shares	15	-72.133.458	0
Proceeds from borrowings	5	325.093.300	34.558.774
Repayments of borrowings	5	-96.511.613	-1.194.469
Interest paid		-25.560.199	-4.059.805
Interest Received		912.792	30.444
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Effect of exchange rate changes on cash and cash equivalents		-711.912	303.589
Net increase (decrease) in cash and cash equivalents		16.254.880	-55.436.554
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		2.431.365	72.554.151
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS			
		-875.909	-6.698.956
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	3	17.810.336	10.418.641



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	Inflation Adjustments on Capital	Treasury Shares	Share premiums or discounts	Other Accumulated Comprehensive Income That Will 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	2.157.328.010	0	18.125	-679.105			110.992.251	1.536.626.241	-537.106.538	3.937.012.731	3.937.012.731	
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								21.617.484	-558.724.022	537.106.538	0	0	
Total Comprehensive Income (Loss)					-610.145					-88.877.691	-89.487.836	-89.487.836	
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	2.157.328.010	0	18.125	-1.289.250			132.609.735	977.902.219	-88.877.691	3.847.524.895	3.847.524.895	
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	669.833.747	2.157.328.010	0	18.125	-611.673			132.609.735	977.902.219	558.196.607	4.495.276.770	4.495.276.770	
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									558.196.607	-558.196.607	0	0	
Total Comprehensive Income (Loss)					-109.371					-163.888.813	-163.998.184	-163.998.184	
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
01.01.2023 - 31.03.2023

