



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Peker GYO Consolidated Report



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	87.149.848	66.313.516
Financial Investments	5	119.062.868	107.158.779
Trade Receivables		913.970.753	982.890.490
Trade Receivables Due From Related Parties	7-18	158.818.136	170.559.716
Trade Receivables Due From Unrelated Parties	7	755.152.617	812.330.774
Other Receivables		14.784.413	8.100.344
Other Receivables Due From Related Parties	8-18	3.498.438	3.667.530
Other Receivables Due From Unrelated Parties	8	11.285.975	4.432.814
Inventories	9	340.062.002	340.062.002
Prepayments		435.696.289	422.258.508
Prepayments to Related Parties	10-18	428.266.489	414.658.670
Prepayments to Unrelated Parties	10	7.429.800	7.599.838
Current Tax Assets		43.220	36.702
Other current assets	11	38.278.458	65.553.698
SUB-TOTAL		1.949.047.851	1.992.374.039
Total current assets		1.949.047.851	1.992.374.039
NON-CURRENT ASSETS			
Financial Investments		899.113	899.113
Other Receivables		915.960	986.496
Other Receivables Due From Unrelated Parties	8	915.960	986.496
Investment property	12	4.386.408.934	4.712.653.576
Property, plant and equipment	13	63.579.348	62.808.244
Prepayments		13.920.920	14.992.334
Prepayments to Related Parties	10-18	13.920.920	14.992.334
Deferred Tax Asset	17	11.307.492	10.581.317
Total non-current assets		4.477.031.767	4.802.921.080
Total assets		6.426.079.618	6.795.295.119
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		263.680.407	173.446.087
Current Borrowings From Related Parties		0	
Current Borrowings From Unrelated Parties		263.680.407	173.446.087
Bank Loans	6	130.289.714	136.998.682
Lease Liabilities	6	25.360.812	36.447.405
Issued Debt Instruments	6	108.029.881	0
Current Portion of Non-current Borrowings		86.884.392	6.009.836
Current Portion of Non-current Borrowings from Unrelated Parties		86.884.392	6.009.836
Bank Loans	6	86.884.392	6.009.836
Trade Payables		114.762.416	138.889.841
Trade Payables to Related Parties	7	1.275.501	1.105.454
Trade Payables to Unrelated Parties	10	113.486.915	137.784.387
Employee Benefit Obligations		1.246.455	931.505
Other Payables		66.290.406	37.403.987
Other Payables to Related Parties	8-18	5.043.250	1.877.419
Other Payables to Unrelated Parties	8	61.247.156	35.526.568
Contract Liabilities	10	75.000	292.826
Current provisions		15.661	414.880
Other current provisions		15.661	414.880
Other Current Liabilities	11	9.302.962	58.130.266
Other Current Liabilities to Related Parties		9.302.962	58.130.266
SUB-TOTAL		542.257.699	415.519.228
Total current liabilities		542.257.699	415.519.228
NON-CURRENT LIABILITIES			
Long Term Borrowings		2.236.194.647	2.326.245.978
Long Term Borrowings From Unrelated Parties		2.236.194.647	2.326.245.978
Bank Loans	6	2.218.266.473	2.308.360.587
Lease Liabilities	6	17.928.174	17.885.391

Other Payables		1,239.723	1,335.138
Other Payables to Related Parties		1,239.723	1,335.138
Non-current provisions		756.507	570.580
Non-current provisions for employee benefits		756.507	570.580
Deferred Tax Liabilities	17	207,443.578	220,362.452
Total non-current liabilities		2,445,634.455	2,548,514.148
Total liabilities		2,987,892.154	2,964,033.376
EQUITY			
Equity attributable to owners of parent		3,216,537.196	3,597,108.026
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	
Share Premium (Discount)		18.125	18.125
Effects of Business Combinations Under Common Control		-1,639,343.368	-1,639,343.368
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-763,013.507	-582,666.622
Gains (Losses) on Revaluation and Remeasurement		-721.044	-611.673
Gains (Losses) on Remeasurements of Defined Benefit Plans		-721.044	-611.673
Exchange Differences on Translation		-762,292.463	-582,054.949
Restricted Reserves Appropriated From Profits		204,743.193	132,609.735
Prior Years' Profits or Losses		2,787,194.941	1,754,638.859
Current Period Net Profit Or Loss		-128,090.487	1,104,689.540
Non-controlling interests		221,650.268	234,153.717
Total equity		3,438,187.464	3,831,261.743
Total Liabilities and Equity		6,426,079.618	6,795,295.119

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	29.120.235	73.027.641
Cost of sales	19	-23.766	-67.926.561
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		29.096.469	5.101.080
GROSS PROFIT (LOSS)		29.096.469	5.101.080
General Administrative Expenses	20	-30.705.561	-45.572.037
Other Income from Operating Activities	21	234.261.771	100.243.866
Other Expenses from Operating Activities	21	-74.174.364	-48.441.719
PROFIT (LOSS) FROM OPERATING ACTIVITIES		158.478.315	11.331.190
Investment Activity Income	22	3.339.066	0
Investment Activity Expenses	22	-30.642.502	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		131.174.879	11.331.190
Finance income	23	912.792	580.136
Finance costs	23	-79.256.151	-28.968.669
Gains (losses) on net monetary position		-163.279.730	-126.417.146
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-110.448.210	-143.474.489
Tax (Expense) Income, Continuing Operations		-13.819.185	1.450.854
Current Period Tax (Expense) Income	17	0	
Deferred Tax (Expense) Income	17	-13.819.185	1.450.854
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-124.267.395	-142.023.635
PROFIT (LOSS)		-124.267.395	-142.023.635
Profit (loss), attributable to [abstract]			
Non-controlling Interests		3.823.092	0
Owners of Parent		-128.090.487	-142.023.635
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		-196.564.055	-128.228.085
Exchange Differences on Translation of Foreign Operations		-196.564.055	-128.228.085
Gains (losses) on exchange differences on translation of Foreign Operations		-196.564.055	-128.228.085
OTHER COMPREHENSIVE INCOME (LOSS)		-196.673.426	-128.838.230
TOTAL COMPREHENSIVE INCOME (LOSS)		-320.940.821	-270.861.865
Total Comprehensive Income Attributable to			
Non-controlling Interests		-12.503.449	0
Owners of Parent		-308.437.372	-270.861.865

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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)		-124.267.395	-142.023.635
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	3.983.532	2.935.725
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		77.606.829	19.463.940
Adjustments for Interest Income	23	-912.792	-30.444
Adjustments for interest expense	23	78.519.621	19.494.384
Adjustments for unrealised foreign exchange losses (gains)		-86.887.450	-52.659.133
Adjustments for fair value losses (gains)		-63.091.864	10.264.776
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-72.259.114	10.264.776
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	9.167.250	0
Adjustments for Tax (Income) Expenses	17	13.819.185	-1.450.854
Other adjustments for which cash effects are investing or financing cash flow		-3.264.015	0
Adjustments Related to Gain and Losses on Net Monetary Position		156.140.605	122.635.682
Other adjustments to reconcile profit (loss)		-9.298.826	10.869.379
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		12.780.891	210.809
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.613.533	34.973.586
Decrease (Increase) in Prepaid Expenses		-12.366.367	-106.465.911
Adjustments for increase (decrease) in trade accounts payable		-24.127.425	1.637.518
Increase (Decrease) in Employee Benefit Liabilities		314.950	790.902
Adjustments for increase (decrease) in other operating payables		28.573.178	-78.831.737
Other Adjustments for Other Increase (Decrease) in Working Capital		-21.552.064	-322.085
Decrease (Increase) in Other Assets Related with Operations		27.275.240	-6.989.469
Increase (Decrease) in Other Payables Related with Operations		-48.827.304	6.667.384
Cash Flows from (used in) Operations			
Income taxes refund (paid)		-6.518	-5.998.278
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		0	6.673.164
Proceeds from sales of property, plant and equipment	13	0	6.673.164
Purchase of Property, Plant, Equipment and Intangible Assets		-6.206.351	-9.630.631
Purchase of property, plant and equipment	13	-6.206.351	-9.630.631
Cash Inflows from Sale of Investment Property	12	0	67.800.413
Cash Outflows from Acquisition of Investment Property	12	-10.366.455	-40.041.473
Cash Outflows From Participation (Profit) Shares or Other Financial Instruments	5	-96.754.317	0
Cash Inflows From Participation (Profit) Shares or Other Financial Instruments	5	65.845.059	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from Issuing Shares or Other Equity Instruments		0	
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	6	358.648.500	144.846.505
Repayments of borrowings	6	-102.953.953	-4.392.094

Interest paid		-56.387.933	-18.783.783
Interest Received		912.792	30.444
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		22.424.153	-38.239.946
Effect of exchange rate changes on cash and cash equivalents		-711.912	303.589
Net increase (decrease) in cash and cash equivalents		21.712.241	-37.936.357
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		66.313.516	105.505.830
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-875.909	-6.698.956
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		87.149.848	60.870.517



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity													Non-controlling interests (member)		
	Equity attributable to owners of parent (member)											Retained Earnings				
	Issued Capital	Inflation Adjustments on Capital	Treasury Shares	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)		Prior Years' Profits or Losses		Net Profit or Loss	
						Gains (Losses) on Revaluation and Remeasurement (member)		Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification						
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	5.191.570	-679.105	-558.791.919				110.992.251	2.454.395.004	529.793.820	4.308.493.943	4.308.493.943	
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	-551.411.304	529.793.820	0	0	
Total Comprehensive Income (Loss)						-610.145	-128.228.085						-142.023.635	-270.861.865	-270.861.865	
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	5.191.570	-1.289.290	-687.020.004				132.609.735	1.902.983.780	-142.023.635	4.037.632.078	4.037.632.078	
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	-1.639.343.368	-611.673	-582.054.949				132.609.735	1.754.638.859	1.104.689.540	3.597.108.026	234.153.717	3.831.261.743
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												1.104.689.540	-1.104.689.540	0	0	
Total Comprehensive Income (Loss)						-109.371	-180.237.514						-128.090.487	-308.437.372	-12.503.449	-320.940.821
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

