



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Peker GYO consolidated financial report_Q3



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.09.2024	Previous Period 31.12.2023
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	69.646.879	78.932.053
Financial Investments	5	51.877.506	126.526.767
Trade Receivables		688.977.679	1.160.539.124
Trade Receivables Due From Related Parties	7-18	174.483.762	201.386.854
Trade Receivables Due From Unrelated Parties	7	514.493.917	959.152.270
Other Receivables		17.254.437	9.605.746
Other Receivables Due From Related Parties	8-18	4.702.259	4.330.403
Other Receivables Due From Unrelated Parties	8	12.552.178	5.275.343
Inventories	9	383.354.044	401.525.154
Prepayments		670.874.280	532.635.482
Prepayments to Related Parties	10-18	549.738.396	489.604.503
Prepayments to Unrelated Parties	10	121.135.884	43.030.979
Current Tax Assets	17	135.587	50.918
Other current assets	11	101.976.571	109.166.792
SUB-TOTAL		1.984.096.983	2.418.982.036
Total current assets		1.984.096.983	2.418.982.036
NON-CURRENT ASSETS			
Financial Investments	5	1.061.619	1.061.619
Other Receivables		1.416.529	1.285.008
Other Receivables Due From Unrelated Parties	8	1.416.529	1.285.008
Investment property	12	6.047.322.668	6.112.962.066
Property, plant and equipment	13	70.859.236	74.160.270
Prepayments			17.702.064
Prepayments to Related Parties	10-18		17.702.064
Deferred Tax Asset	17	3.196.716	12.493.795
Total non-current assets		6.123.856.768	6.219.664.822
Total assets		8.107.953.751	8.638.646.858
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	423.150.328	181.001.727
Current Borrowings From Unrelated Parties	6	423.150.328	181.001.727
Bank Loans	6	423.150.328	181.001.727
Current Portion of Non-current Borrowings		130.895.214	61.226.207
Current Portion of Non-current Borrowings from Unrelated Parties		130.895.214	61.226.207
Bank Loans	6	87.514.083	7.096.060
Lease Liabilities	6	43.381.131	54.130.147
Trade Payables		209.137.707	164.087.558
Trade Payables to Related Parties	7-18	2.758.489	1.335.090
Trade Payables to Unrelated Parties	7	206.379.218	162.752.468
Employee Benefit Obligations		1.751.044	1.099.866
Other Payables		415.487.851	44.209.199
Other Payables to Related Parties	8-18	412.563.745	2.216.745
Other Payables to Unrelated Parties	8	2.924.106	41.992.454
Contract Liabilities	10		345.752
Deferred Income Other Than Contract Liabilities		151.107.118	
Deferred Income Other Than Contract Liabilities from Unrelated Parties	10	151.107.118	
Current provisions		29.166	489.867
Other current provisions		29.166	489.867
Other Current Liabilities	11	32.429.122	68.637.602
SUB-TOTAL		1.363.987.550	521.097.778
Total current liabilities		1.363.987.550	521.097.778
NON-CURRENT LIABILITIES			
Long Term Borrowings		2.595.484.002	3.177.081.634
Long Term Borrowings From Unrelated Parties	6	2.595.484.002	3.177.081.634
Bank Loans		2.262.880.796	2.725.576.046
Lease Liabilities	6	332.603.206	451.505.588

Other Payables		345.127.539	279.114.174
Other Payables to Related Parties	8-18	345.127.539	279.114.174
Non-current provisions		502.058	673.706
Non-current provisions for employee benefits		502.058	673.706
Deferred Tax Liabilities	17	226.236.937	260.190.986
Total non-current liabilities		3.167.350.536	3.717.060.500
Total liabilities		4.531.338.086	4.238.158.278
EQUITY			
Equity attributable to owners of parent		3.359.182.764	4.114.971.594
Issued capital	15	669.833.747	669.833.747
Inflation Adjustments on Capital	15	2.668.312.123	2.668.312.123
Share Premium (Discount)		21.401	21.401
Effects of Business Combinations Under Common Control		-2.566.267.315	-1.932.672.245
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-874.949	-722.227
Gains (Losses) on Revaluation and Remeasurement		-874.949	-722.227
Other Revaluation Increases (Decreases)		-874.949	-722.227
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		-1.121.955.442	-698.449.677
Exchange Differences on Translation		-1.121.955.442	-698.449.677
Restricted Reserves Appropriated From Profits	15	251.631.818	156.577.754
Prior Years' Profits or Losses		3.116.724.796	1.788.226.474
Current Period Net Profit Or Loss		341.756.585	1.463.844.244
Non-controlling interests		217.432.901	285.516.986
Total equity		3.576.615.665	4.400.488.580
Total Liabilities and Equity		8.107.953.751	8.638.646.858

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023	Current Period 3 Months 01.07.2024 - 30.09.2024	Previous Period 3 Months 01.07.2023 - 30.09.2023
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	106.733.907	1.205.143.045	41.285.077	18.947.610
Cost of sales	19	-22.108.209	-1.321.629.166	-22.073.540	-1.489.289
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		84.625.698	-116.486.121	19.211.537	17.458.321
GROSS PROFIT (LOSS)		84.625.698	-116.486.121	19.211.537	17.458.321
General Administrative Expenses	20	-117.289.588	-127.105.837	-44.800.805	-35.743.115
Marketing Expenses		-12.456.686			
Other Income from Operating Activities	21	1.256.656.107	953.279.206	252.817.396	133.597.345
Other Expenses from Operating Activities	21	-375.140.182	-223.667.157	-275.221.235	-53.962.858
PROFIT (LOSS) FROM OPERATING ACTIVITIES		836.395.349	486.020.091	-47.993.107	61.349.693
Investment Activity Income	22	57.558.301	21.238	17.832.336	21.238
Investment Activity Expenses	22	-36.506.570		-325.710	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		857.447.080	486.041.329	-30.486.481	61.370.931
Finance income	23	2.669.423	8.507.903	1.132.291	2.828.262
Finance costs	23	-324.047.081	-148.704.990	-110.309.877	-37.592.562
Gains (losses) on net monetary position		-163.194.811	-163.983.812	21.627.422	-26.580.100
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		372.874.611	181.860.430	-118.036.645	26.531
Tax (Expense) Income, Continuing Operations		-40.723.318	-37.228.480	-9.497.084	-11.737.697
Deferred Tax (Expense) Income	17	-40.723.318	-37.228.480	-9.497.084	-11.737.697
PROFIT (LOSS) FROM CONTINUING OPERATIONS		332.151.293	144.631.950	-127.533.729	-11.711.166
PROFIT (LOSS)		332.151.293	144.631.950	-127.533.729	-11.711.166
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-9.605.292	1.336.305	-16.703.962	833.737
Owners of Parent		341.756.585	143.295.645	-110.829.767	-12.544.903
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		-152.722	-1.031.392	-11.524	413.436
Gains (Losses) on Remeasurements of Defined Benefit Plans		-152.722	-1.031.392	-11.524	413.436
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-483.212.583	-301.658.962	-99.049.852	1.621.123.947
Exchange Differences on Translation of Foreign Operations		-483.212.583	-301.658.962	-99.049.852	1.621.123.947
Gains (losses) on exchange differences on translation of Foreign Operations		-483.212.583	-301.658.962	-99.049.852	1.621.123.947
OTHER COMPREHENSIVE INCOME (LOSS)		-483.365.305	-302.690.354	-99.061.376	1.621.537.383
TOTAL COMPREHENSIVE INCOME (LOSS)		-151.214.012	-158.058.404	-226.595.105	1.609.826.217
Total Comprehensive Income Attributable to					
Non-controlling Interests		-69.312.110	1.336.305	-27.775.441	833.737
Owners of Parent		-81.901.902	-159.394.709	-198.819.664	1.608.992.480

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		332.151.293	144.631.950
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	13	13.509.041	9.821.843
Adjustments for Impairment Loss (Reversal of Impairment Loss)			-3.191.663
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables			-3.191.663
Adjustments for provisions		99.565	-674.168
Adjustments for (Reversal of) Provisions Related with Employee Benefits		99.565	-674.168
Adjustments for Interest (Income) Expenses		295.725.499	126.189.446
Adjustments for Interest Income	23	-2.596.572	-2.738.723
Adjustments for interest expense	23	298.322.071	128.928.169
Adjustments for unrealised foreign exchange losses (gains)		26.705.679	-112.165.116
Adjustments for fair value losses (gains)		-869.005.939	-691.556.998
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-658.530.826	-221.377.950
Adjustments for Fair Value Losses (Gains) of Financial Assets	5	10.824.148	
Other Adjustments for Fair Value Losses (Gains)		-221.299.261	-470.179.048
Adjustments for Tax (Income) Expenses	17	40.723.318	37.228.480
Adjustments for losses (gains) on disposal of non-current assets	22	325.710	
Other adjustments for which cash effects are investing or financing cash flow	22	-32.133.341	-21.238
Adjustments Related to Gain and Losses on Net Monetary Position		296.416.419	230.362.279
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		343.060.225	-25.641.840
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-260.143.113	265.733.924
Adjustments for decrease (increase) in inventories		18.171.110	27.242.412
Decrease (Increase) in Prepaid Expenses		-78.104.905	273.440.932
Adjustments for increase (decrease) in trade accounts payable		45.050.149	-22.047.969
Increase (Decrease) in Employee Benefit Liabilities		651.178	-655.619
Adjustments for increase (decrease) in other operating payables		356.174.410	-669.843.162
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		151.107.118	
Other Adjustments for Other Increase (Decrease) in Working Capital		-29.909.381	-7.808.151
Decrease (Increase) in Other Assets Related with Operations		7.105.552	-36.594.153
Increase (Decrease) in Other Payables Related with Operations		-37.014.933	28.786.002
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-340.879	-1.698.764
Income taxes refund (paid)			-7.223.888
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-396.113.486	-652.312.454
Proceeds from sales of property, plant, equipment and intangible assets		16.311.882	
Proceeds from sales of property, plant and equipment	13	16.311.882	
Purchase of Property, Plant, Equipment and Intangible Assets		-30.201.655	-17.855.586
Purchase of property, plant and equipment	13	-30.201.655	-17.855.586
Cash Inflows from Sale of Investment Property	12		1.292.097.869
Cash Outflows from Acquisition of Investment Property	12	-275.145.688	-620.032.934
Cash Outflows From Participation (Profit) Shares or Other Financial Instruments	5	-1.807.048.795	-61.973.501

Cash Inflows From Participation (Profit) Shares or Other Financial Instruments	5	1.883.658.923	7.881.458
Other inflows (outflows) of cash		-42.431.829	-106.307.364
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-7.312.635	509.721.687
Payments to Acquire Entity's Shares or Other Equity Instruments		-39.063.563	
Payments to Acquire Entity's Shares		-39.063.563	
Proceeds from borrowings	6	998.175.453	882.276.067
Repayments of borrowings	6	-718.430.062	-281.915.287
Payments of Lease Liabilities	6	-6.358.826	-3.983.274
Interest paid		-244.231.939	-89.394.542
Interest Received		2.596.572	2.738.723
Other inflows (outflows) of cash		-270	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-8.050.127	-76.658.135
Effect of exchange rate changes on cash and cash equivalents		-2.458.325	-18.823.558
Net increase (decrease) in cash and cash equivalents		-10.508.452	-95.481.693
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		78.932.053	125.494.371
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		1.223.278	83.220.572
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		69.646.879	113.233.250



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)														
	Issued Capital	Inflation Adjustments on 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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	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	
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period	669.833.747	2.668.312.123	21.401	9.097.623	-801.847	-660.711.949				131.053.105	1.988.908.054	4.805.712.257	-2.837.912	4.802.874.345	
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										25.524.649	-25.524.649				
Total Comprehensive Income (Loss)															
Profit (loss)												143.295.645	143.295.645	1.336.305	144.631.950
Other Comprehensive Income (Loss)					-1.031.392	-301.658.962						-302.690.354		-302.690.354	
Issue of equity															
Capital Decrease															
Capital Advance															
Effect of Merger or Liquidation or Division															
Effects of Business Combinations Under Common Control				-1.941.067.894								-1.941.067.894		-1.941.067.894	
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	2.668.312.123	21.401	-1.931.970.271	-1.833.239	-962.370.911				156.577.754	1.963.383.405	143.295.645	2.705.249.654	-1.501.607	2.703.748.047
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period	669.833.747	2.668.312.123	21.401	1.932.672.245	-722.227	-698.449.677				156.577.754	1.788.226.474	1.463.844.244	4.114.971.594	285.516.986	4.400.488.580
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										95.054.064	1.368.790.180	-1.463.844.244			
Total Comprehensive Income (Loss)															
Profit (loss)												341.756.585	341.756.585	-9.605.292	332.151.293
Other Comprehensive Income (Loss)					-152.722	-423.505.765						-423.658.487		-59.706.818	-483.365.305
Issue of equity															
Capital Decrease															
Capital Advance															
Effect of Merger or Liquidation or Division															
Effects of Business Combinations Under Common Control				-633.595.070								-633.595.070		-633.595.070	
Advance Dividend Payments															
Dividends Paid															

Previous Period
01.01.2023 - 30.09.2023

