Date and time of publication on KAP: 11.11.2024 22:59:14
https://www.kap.org.tr/en/Bildirim/1356996

KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

2024 9-Month Consolidated Financial Reports

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	14.872.617	144.972.585
Financial Investments		3.735.015	2.234.529
Trade Receivables		4.165.851.556	4.606.925.710
Trade Receivables Due From Related Parties	5	24.740.380	30.277.887
Trade Receivables Due From Unrelated Parties	6	4.141.111.176	4.576.647.823
Other Receivables		20.652.158	4.786.655
Other Receivables Due From Related Parties	5	12.447.711	0
Other Receivables Due From Unrelated Parties		8.204.447	4.786.655
Inventories	7	12.560.143.144	9.017.835.620
Prepayments		1.610.996.967	1.685.682.085
Prepayments to Related Parties	5	270.567.811	952.860.391
Prepayments to Unrelated Parties	8	1.340.429.156	732.821.694
Other current assets		147.786.785	130.445.148
SUB-TOTAL		**18.524.038.242**	**15.592.882.332**
Total current assets		**18.524.038.242**	**15.592.882.332**
NON-CURRENT ASSETS			
Other Receivables		3.579.638	396.359.115
Other Receivables Due From Related Parties	5	0	391.393.364
Other Receivables Due From Unrelated Parties		3.579.638	4.965.751
Inventories	7	16.145.215.388	14.840.462.899
Property, plant and equipment	10	91.776.066	112.816.896
Right of Use Assets		15.042.675	18.514.062
Intangible assets and goodwill		2.470.817	3.382.031
Prepayments		11.787.430.023	9.883.692.134
Prepayments to Unrelated Parties	8	11.787.430.023	9.883.692.134
Other Non-current Assets		433.600.505	376.636.803
Total non-current assets		**28.479.115.112**	**25.631.863.940**
Total assets		**47.003.153.354**	**41.224.746.272**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	11	3.854.188.536	1.526.041.590
Trade Payables		3.658.883.589	2.969.419.590
Trade Payables to Related Parties	5	0	255.665.302
Trade Payables to Unrelated Parties	6	3.658.883.589	2.713.754.288
Employee Benefit Obligations		12.854.924	7.230.035
Other Payables		11.521.986	121.514.588
Other Payables to Related Parties	5	0	95.436.398
Other Payables to Unrelated Parties		11.521.986	26.078.190
Current provisions		3.816.710	3.572.997
Current provisions for employee benefits		3.816.710	3.572.997
SUB-TOTAL		**7.541.265.745**	**4.627.778.800**
Total current liabilities		**7.541.265.745**	**4.627.778.800**
NON-CURRENT LIABILITIES			
Long Term Borrowings	11	5.451.902.053	5.546.037.346
Trade Payables		862.883.371	2.304.840.423
Trade Payables To Unrelated Parties	6	862.883.371	2.304.840.423
Other Payables		329.580.034	91.829.044
Other Payables to Related Parties	5	276.731.805	44.901.275
Other Payables to Unrelated parties		52.848.229	46.927.769
Deferred Income Other Than Contract Liabilities		12.466.505.654	11.061.143.179
Deferred Income Other Than Contract Liabilities From Related Parties	5	229.513.993	132.478.771
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	12.236.991.661	10.928.664.408
Non-current provisions		22.899.564	28.241.591
Non-current provisions for employee benefits		16.208.264	16.388.620
Other non-current provisions		6.691.300	11.852.971
Total non-current liabilities		**19.133.770.676**	**19.032.091.583**

Total liabilities		**26.675.036.421**	**23.659.870.383**
EQUITY			
Equity attributable to owners of parent	12	20.327.529.739	17.564.078.129
Issued capital		4.800.000.000	1.640.000.000
Inflation Adjustments on Capital		3.858.638.195	3.576.780.730
Treasury Shares (-)		-24.274.057	0
Share Premium (Discount)		1.355.376.481	1.355.376.481
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-7.963.215	-6.779.014
Restricted Reserves Appropriated From Profits		96.827.717	50.407.303
Prior Years' Profits or Losses		7.460.014.750	9.576.920.611
Current Period Net Profit Or Loss		2.788.909.868	1.371.372.018
Non-controlling interests		587.194	797.760
Total equity		**20.328.116.933**	**17.564.875.889**
Total Liabilities and Equity		**47.003.153.354**	**41.224.746.272**

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	13	363.474.880	575.851.624	62.537.044	575.851.624
Cost of sales	13	-198.796.532	-6.348.923	-73.254.884	-6.348.923
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		164.678.348	569.502.701	-10.717.840	569.502.701
GROSS PROFIT (LOSS)		164.678.348	569.502.701	-10.717.840	569.502.701
General Administrative Expenses	14	-138.677.946	-182.292.508	-57.499.778	-48.931.348
Marketing Expenses	14	-94.168.958	-52.449.763	-62.263.781	-16.357.312
Other Income from Operating Activities	15	15.852.927	6.049.422	1.100.078	2.992.400
Other Expenses from Operating Activities	15	-15.343.660	-10.390.285	-2.511.341	-2.198.633
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-67.659.289	330.419.567	-131.892.662	505.007.808
Investment Activity Income		15.498.829	76.769.102	9.408.152	32.526.256
Investment Activity Expenses		0	0	1.512.342	0
Impairment gain and reversal of impairment loss (impairment loss) determined in accordance with IFRS 9		228.931	2.021.935	-168.792	-595.613
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-51.931.529	409.210.604	-121.140.960	536.938.451
Finance income	16	913.775.896	188.776.580	392.424.323	145.057.593
Finance costs	16	-1.432.353.322	-190.780.436	-555.266.564	-70.527.286
Gains (losses) on net monetary position		3.359.208.254	768.357.123	1.667.874.516	-1.676.399.490
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.788.699.299	1.175.563.871	1.383.891.315	-1.064.930.732
Tax (Expense) Income, Continuing Operations		0	0	0	0
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income		0	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		2.788.699.299	1.175.563.871	1.383.891.315	-1.064.930.732
PROFIT (LOSS)		2.788.699.299	1.175.563.871	1.383.891.315	-1.064.930.732
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-210.569	-377.947	0	0
Owners of Parent		2.788.909.868	1.175.941.818	1.383.891.315	-1.064.930.732
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç		0,58000000	0,24000000	0,29000000	0,22000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-1.184.201	-845.268	364.269	-837.680
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.184.201	-845.268	364.269	-837.680
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**-1.184.201**	**-845.268**	**364.269**	**-837.680**
TOTAL COMPREHENSIVE INCOME (LOSS)		**2.787.515.098**	**1.174.718.603**	**1.384.255.584**	**-1.065.768.412**
Total Comprehensive Income Attributable to					
Non-controlling Interests		-210.480	-377.675	0	0
Owners of Parent		2.787.725.578	1.175.096.278	1.384.255.584	-1.065.768.412

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		**-1.836.174.271**	**-3.514.844.964**
Profit (Loss)		2.788.699.299	1.175.563.871
Profit (Loss) from Continuing Operations		2.788.699.299	1.175.563.871
Adjustments to Reconcile Profit (Loss)		**436.239.416**	**-43.835.665**
Adjustments for depreciation and amortisation expense		15.540.940	25.406.347
Adjustments for provisions		555.771	19.054.491
Adjustments for Interest (Income) Expenses	16	435.502.301	-11.702.879
Adjustments for fair value losses (gains)		-15.359.596	-76.593.624
Changes in Working Capital		**-5.050.740.895**	**-4.623.591.236**
Adjustments for decrease (increase) in trade accounts receivable	6	441.074.157	298.134.911
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		376.913.974	-275.674.029
Adjustments for decrease (increase) in inventories	7	-4.847.060.013	-16.340.417.454
Decrease (Increase) in Prepaid Expenses		-1.829.052.771	-7.695.482.002
Adjustments for increase (decrease) in trade accounts payable	6	-752.493.053	8.283.061.650
Increase (Decrease) in Employee Benefit Liabilities		5.624.889	12.223.378
Adjustments for increase (decrease) in other operating payables		223.194.786	-818.219.548
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	1.405.362.475	830.902.005
Other Adjustments for Other Increase (Decrease) in Working Capital		-74.305.339	11.081.879.853
Cash Flows from (used in) Operations		**-1.825.802.180**	**-3.491.863.030**
Payments Related with Provisions for Employee Benefits		-3.437.864	-2.985.655
Inflation Effect On Operating Activities		-6.934.227	-19.996.279
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**948.126.175**	**1.005.578.133**
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		13.859.110	867.531.013
Proceeds from sales of property, plant, equipment and intangible assets		17.572.883	0
Purchase of Property, Plant, Equipment and Intangible Assets		-7.690.392	-45.467.116
Interest received	16	924.384.574	183.514.236
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**757.948.128**	**2.261.506.964**
Payments from changes in ownership interests in subsidiaries that do not result in loss of control			-630.233
Proceeds from Issuing Shares or Other Equity Instruments		0	1.643.641.603
Payments to Acquire Entity's Shares or Other Equity Instruments		-24.274.057	0
Payments to Acquire Entity's Shares		-24.274.057	0
Proceeds from borrowings		2.234.011.653	1.984.793.858
Increase in Other Payables to Related Parties		-95.436.398	-1.195.173.321
Interest paid	16	-1.356.353.070	-171.124.943
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-130.099.968	-247.759.867
Net increase (decrease) in cash and cash equivalents		-130.099.968	-247.759.867
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	**144.972.585**	**395.230.045**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**14.872.617**	**147.470.178**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

		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 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								
Previous Period 01.01.2023 - 30.09.2023	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period		**1.000.000.000**	**2.894.942.694**		**1.034.203.146**	**-2.413.023**			**7.120.926**	**1.932.277.044**	**8.324.145.730**	**15.190.276.517**		**15.190.276.517**
	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									43.286.377	8.280.859.353	-8.324.145.730			
	Total Comprehensive Income (Loss)						-845.268					1.175.941.818	1.175.096.550	-377.947	1.174.341.051
	Profit (loss)											1.175.941.818	1.175.941.818	-377.947	1.175.186.319
	Other Comprehensive Income (Loss)						-845.268						-845.268		-845.268
	Issue of equity		63.862.500	1.258.605.769		321.173.335							1.643.641.604		1.643.641.604
	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		**1.063.862.500**	**4.153.548.463**		**1.355.376.481**	**-3.258.291**			**50.407.303**	**10.213.136.397**	**1.175.941.818**	**18.009.014.671**	**-377.947**	**18.008.636.724**
	Statement of changes in equity [abstract]														
	Statement of changes in equity [line items]														
	Equity at beginning of period		**1.640.000.000**	**3.576.780.730**		**1.355.376.481**	**-6.779.014**			**50.407.303**	**9.576.920.611**	**1.371.372.018**	**17.564.078.129**	**797.760**	**17.564.875.889**
	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									46.420.414	1.324.951.604	-1.371.372.018			
	Total Comprehensive Income (Loss)						-1.184.201					2.788.909.868	2.787.725.667	-210.569	2.787.515.098
	Profit (loss)											2.788.909.868	2.788.909.868	-210.569	2.788.699.299
	Other Comprehensive Income (Loss)						-1.184.201						-1.184.201		-1.184.201
	Issue of equity		3.160.000.000	281.857.465							-3.441.857.465				
	Capital Decrease														
	Capital Advance														
	Effect of Merger or Liquidation or Division														
	Effects of Business Combinations Under Common Control														
	Advance Dividend Payments														
	Dividends Paid														

Current Period 01.01.2024 - 30.09.2024	Decrease through Other Distributions to Owners														
	Increase (Decrease) through Treasury Share Transactions				-24.274.057								-24.274.057		-24.274.057
	Increase (Decrease) through Share-Based Payment Transactions												0		0
	Acquisition or Disposal of a Subsidiary												0		0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity												0		0
	Transactions with noncontrolling shareholders												0		0
	Increase through Other Contributions by Owners												0		0
	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												0		0
	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												0		0
	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												0		0
	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												0		0
	Increase (decrease) through other changes, equity												0		0
	Equity at end of period		**4.800.000.000**	**3.858.638.195**	**-24.274.057**	**1.355.376.481**	**-7.963.215**			**96.827.717**	**7.460.014.750**	**2.788.909.868**	**20.327.529.739**	**587.194**	**20.328.116.933**