



**KAMUYU AYDINLATMA PLATFORMU**

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

**General Information About Financial Statements**

2024 9-Month Non-Consolidated Financial Reports



## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2024	Previous Period 31.12.2023
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	14.861.066	142.287.620
Financial Investments		1.695.784	2.234.529
Trade Receivables		4.165.851.556	4.606.950.060
Trade Receivables Due From Related Parties	5	24.740.380	30.277.887
Trade Receivables Due From Unrelated Parties	6	4.141.111.176	4.576.672.173
Other Receivables		20.651.417	4.785.940
Other Receivables Due From Related Parties	5	12.447.711	0
Other Receivables Due From Unrelated Parties		8.203.706	4.785.940
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		147.773.307	130.438.476
<b>SUB-TOTAL</b>		<b>18.521.973.241</b>	<b>15.590.214.330</b>
<b>Total current assets</b>		<b>18.521.973.241</b>	<b>15.590.214.330</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments		2.938.665	2.938.665
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
Other intangible assets		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
<b>Total non-current assets</b>		<b>28.482.053.777</b>	<b>25.634.802.605</b>
<b>Total assets</b>		<b>47.004.027.018</b>	<b>41.225.016.935</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	11	3.854.188.536	1.526.041.590
Current Borrowings From Unrelated Parties		3.854.188.536	1.526.041.590
Lease Liabilities		1.666.283	1.646.064
Other short-term borrowings		3.852.522.253	1.524.395.526
Trade Payables		3.658.865.013	2.969.419.590
Trade Payables to Related Parties	5	0	255.665.302
Trade Payables to Unrelated Parties	6	3.658.865.013	2.713.754.288
Employee Benefit Obligations		12.854.924	7.230.035
Other Payables		11.518.386	121.505.784
Other Payables to Related Parties	5	0	95.436.398
Other Payables to Unrelated Parties		11.518.386	26.069.386
Current provisions		3.816.710	3.572.997
Current provisions for employee benefits		3.816.710	3.572.997
<b>SUB-TOTAL</b>		<b>7.541.243.569</b>	<b>4.627.769.996</b>
<b>Total current liabilities</b>		<b>7.541.243.569</b>	<b>4.627.769.996</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	11	5.451.902.053	5.546.037.346
Long Term Borrowings From Unrelated Parties		5.451.902.053	5.546.037.346
Lease Liabilities		7.707.953	12.256.657
Other long-term borrowings		5.444.194.100	5.533.780.689
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
<b>Total non-current liabilities</b>		<b>19.133.770.676</b>	<b>19.032.091.583</b>
<b>Total liabilities</b>		<b>26.675.014.245</b>	<b>23.659.861.579</b>
<b>EQUITY</b>			
Equity attributable to owners of parent	12	20.329.012.773	17.565.155.356
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		7.461.091.977	9.576.920.611
Current Period Net Profit Or Loss		2.789.315.675	1.372.449.245
<b>Total equity</b>		<b>20.329.012.773</b>	<b>17.565.155.356</b>
<b>Total Liabilities and Equity</b>		<b>47.004.027.018</b>	<b>41.225.016.935</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
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	-138.615.362	-182.249.259	-57.483.670	-48.917.886
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		-67.596.705	330.462.816	-131.876.554	505.021.270
Investment Activity Income		15.356.607	76.769.102	9.265.930	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	2.048.908	-168.485	-602.408
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-52.011.167	409.280.826	-121.266.767	536.945.118
Finance income	16	913.775.896	188.760.457	392.424.323	145.041.470
Finance costs	16	-1.432.353.322	-190.780.436	-555.266.564	-70.527.286
Gains (losses) on net monetary position		3.359.904.268	768.303.419	1.668.045.276	-1.676.912.695
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		2.789.315.675	1.175.564.266	1.383.936.268	-1.065.453.393
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		2.789.315.675	1.175.564.266	1.383.936.268	-1.065.453.393
PROFIT (LOSS)		2.789.315.675	1.175.564.266	1.383.936.268	-1.065.453.393
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		2.789.315.675	1.175.564.266	1.383.936.268	-1.065.453.393
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç</i>		0,58000000	0,24000000	0,29000000	0,22000000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
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
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-1.184.201</b>	<b>-845.268</b>	<b>364.269</b>	<b>-837.680</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>2.788.131.474</b>	<b>1.174.718.998</b>	<b>1.384.300.537</b>	<b>-1.066.291.073</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		2.788.131.474	1.174.718.998	1.384.300.537	-1.066.291.073

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2024 - 30.09.2024	Previous Period 01.01.2023 - 30.09.2023
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-1.835.540.088</b>	<b>-3.514.837.268</b>
Profit (Loss)		2.789.315.675	1.175.564.266
Profit (Loss) from Continuing Operations		2.789.315.675	1.175.564.266
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>436.239.416</b>	<b>-43.819.542</b>
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	-11.686.756
Adjustments for fair value losses (gains)		-15.359.596	-76.593.624
<b>Changes in Working Capital</b>		<b>-5.050.723.088</b>	<b>-4.623.600.058</b>
Adjustments for decrease (increase) in trade accounts receivable	6	441.098.504	298.134.911
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		376.914.000	-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	-752.511.629	8.283.061.650
Increase (Decrease) in Employee Benefit Liabilities		5.624.889	12.223.378
Adjustments for increase (decrease) in other operating payables		223.199.990	-818.234.068
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		-74.298.533	11.081.885.551
<b>Cash Flows from (used in) Operations</b>		<b>-1.825.167.997</b>	<b>-3.491.855.334</b>
Payments Related with Provisions for Employee Benefits		-3.437.864	-2.985.655
Inflation Effect On Operating Activities		-6.934.227	-19.996.279
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>950.165.406</b>	<b>1.005.562.010</b>
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		15.898.341	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	183.498.113
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>757.948.128</b>	<b>2.258.568.300</b>
Payments from changes in ownership interests in subsidiaries that do not result in loss of control		0	-2.721.623
Proceeds from Issuing Shares or Other Equity Instruments		0	1.642.794.329
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
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-127.426.554</b>	<b>-250.706.958</b>
Net increase (decrease) in cash and cash equivalents		-127.426.554	-250.706.958
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>4</b>	<b>142.287.620</b>	<b>395.230.045</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>14.861.066</b>	<b>144.523.087</b>



# 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		Restricted Reserves Appropriated From Profits (member)	Retained Earnings				
					Gains (Losses) on Revaluations and Remeasurement (member)			Prior Years' Profits or Losses	Net Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans					Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification						
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	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					1.175.564.266	1.174.718.998	1.174.718.998
Profit (loss)										1.175.564.266	1.175.564.266	1.175.564.266
Other Comprehensive Income (Loss)					-845.268						-845.268	-845.268
Issue of equity	63.862.500	1.257.758.495		321.173.335							1.642.794.330	1.642.794.330
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												
<b>Equity at end of period</b>	1.063.862.500	4.152.701.189		1.355.376.481	-3.258.291			50.407.303	10.213.136.397	1.175.564.266	18.007.789.845	18.007.789.845
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	1.640.000.000	3.576.780.730		1.355.376.481	-6.779.014			50.407.303	9.576.920.611	1.372.449.245	17.565.155.356	17.565.155.356
Adjustments Related to Accounting Policy Changes												0
Adjustments Related to Required Changes in Accounting Policies												0
Adjustments Related to Voluntary Changes in Accounting Policies												0
Adjustments Related to Errors												0
Other Restatements												0
Restated Balances												0
Transfers								46.420.414	1.326.028.831	-1.372.449.245		0
Total Comprehensive Income (Loss)					-1.184.201					2.789.315.675	2.788.131.474	2.788.131.474
Profit (loss)										2.789.315.675	2.789.315.675	2.789.315.675
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												

Previous Period  
01.01.2023 - 30.09.2023

