



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2025 - 1. 3 Monthly Notification

General Information About Financial Statements

Peker GYO 2025_Q1 Consolidated Financial Report



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Vadi Depolama Kuruluşu

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	72.904.215	59.320.666
Cash Accounts Regarding Real Estate Projects	5	48.313.863	51.963.154
Trade Receivables		398.781.696	521.886.930
Trade Receivables Due From Related Parties	7-18	190.826.518	186.029.918
Trade Receivables Due From Unrelated Parties	7	207.955.178	335.857.012
Other Receivables		44.673.085	19.765.321
Other Receivables Due From Related Parties	8-18	31.619.115	6.583.968
Other Receivables Due From Unrelated Parties	8	13.053.970	13.181.353
Inventories	9	400.548.369	427.695.182
Prepayments		1.065.897.878	923.469.878
Prepayments to Related Parties	10-18	741.916.921	670.312.389
Prepayments to Unrelated Parties	10	323.980.957	253.157.489
Current Tax Assets	17	205.033	238.993
Other current assets	11	82.566.519	116.457.100
SUB-TOTAL		2.113.890.658	2.120.797.224
Total current assets		2.113.890.658	2.120.797.224
NON-CURRENT ASSETS			
Financial Investments	5	0	0
Other Receivables		758.857	1.517.436
Other Receivables Due From Unrelated Parties	8	758.857	1.517.436
Investment property	12	6.726.472.388	6.692.691.116
Property, plant and equipment	13	59.104.110	78.129.696
Deferred Tax Asset	17	6.514.929	3.585.054
Total non-current assets		6.792.850.284	6.775.923.302
Total assets		8.906.740.942	8.896.720.526
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	6	1.336.709.616	1.389.018.854
Current Portion of Non-current Borrowings		68.999.810	95.014.202
Current Portion of Non-current Borrowings from Related Parties			0
Current Portion of Non-current Borrowings from Unrelated Parties		68.999.810	95.014.202
Other Financial Liabilities		33.706.534	43.943.691
Other Miscellaneous Financial Liabilities		33.706.534	
Trade Payables		137.887.360	151.715.845
Trade Payables to Related Parties	7-18	7.925.230	7.413.647
Trade Payables to Unrelated Parties	7	129.962.130	144.302.198
Employee Benefit Obligations		3.188.860	1.766.846
Other Payables		187.996.369	259.844.719
Other Payables to Related Parties	8-18	180.844.054	252.863.813
Other Payables to Unrelated Parties	8	7.152.315	6.980.906
Contract Liabilities	10	444.331.645	290.944.235
Current provisions		2.277.361	2.268.194
Other current provisions		2.277.361	2.268.194
Other Current Liabilities		12.495.210	33.265.700
SUB-TOTAL		2.227.592.765	2.267.782.286
Total current liabilities		2.227.592.765	2.267.782.286
NON-CURRENT LIABILITIES			
Long Term Borrowings	6	2.179.725.797	1.767.848.590
Other Financial Liabilities		339.822.331	369.330.215
Other Miscellaneous Financial Liabilities	6	339.822.331	369.330.215
Other Payables		1.607.524	379.804.381
Other Payables to Related Parties	8-18	1.607.524	379.804.381
Non-current provisions		414.440	986.031
Non-current provisions for employee benefits		414.440	986.031
Deferred Tax Liabilities	17	433.576.431	385.484.139
Total non-current liabilities		2.955.146.523	2.903.453.356

Total liabilities		5.182.739.288	5.171.235.642
EQUITY			
Equity attributable to owners of parent		3.526.890.933	3.502.226.232
Issued capital	15	2.500.000.000	2.500.000.000
Inflation Adjustments on Capital	15	1.950.338.052	1.950.338.052
Share Premium (Discount)		25.029	25.029
Effects of Business Combinations Under Common Control		-3.001.790.247	-3.001.790.247
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-1.551.938.035	-1.458.633.675
Gains (Losses) on Revaluation and Remeasurement		14.587	-877.487
Gains (Losses) on Remeasurements of Defined Benefit Plans		14.587	-877.487
Exchange Differences on Translation		-1.551.952.622	-1.457.756.188
Restricted Reserves Appropriated From Profits	15	294.301.294	294.301.294
Prior Years' Profits or Losses		3.198.600.063	3.082.135.444
Current Period Net Profit Or Loss		137.354.777	135.850.335
Non-controlling interests		197.110.721	223.258.652
Total equity		3.724.001.654	3.725.484.884
Total Liabilities and Equity		8.906.740.942	8.896.720.526

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	111.487.951	40.213.895
Cost of sales	19	-27.285.957	-32.820
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		84.201.994	40.181.075
GROSS PROFIT (LOSS)		84.201.994	40.181.075
General Administrative Expenses	20	-39.925.179	-42.403.168
Marketing Expenses		-1.500.000	0
Other Income from Operating Activities	21	400.501.355	323.506.262
Other Expenses from Operating Activities	21	-101.719.000	-102.431.870
PROFIT (LOSS) FROM OPERATING ACTIVITIES		341.559.170	218.852.299
Investment Activity Income	22	1.096.924	4.611.118
Investment Activity Expenses	22	0	-42.316.086
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		342.656.094	181.147.331
Finance income	23	1.724.269	1.260.530
Finance costs	3	-222.764.879	-109.449.617
Gains (losses) on net monetary position		83.356.472	-225.482.864
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		204.971.956	-152.524.620
Tax (Expense) Income, Continuing Operations		-80.340.314	-19.083.749
Current Period Tax (Expense) Income	17	0	0
Deferred Tax (Expense) Income	17	-80.340.314	-19.083.749
PROFIT (LOSS) FROM CONTINUING OPERATIONS		124.631.642	-171.608.369
PROFIT (LOSS)		124.631.642	-171.608.369
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-12.723.135	5.279.539
Owners of Parent		137.354.777	-176.887.908
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		892.073	-151.037
Gains (Losses) on Remeasurements of Defined Benefit Plans		986.794	-151.037
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-94.721	0
Taxes Relating to Remeasurements of Defined Benefit Plans		-94.721	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-295.964.064	-271.447.203
Exchange Differences on Translation of Foreign Operations		-295.964.064	-271.447.203
Taxes Relating to Components of Other Comprehensive Income that will be Reclassified to Profit or Loss			0
OTHER COMPREHENSIVE INCOME (LOSS)		-295.071.991	-271.598.240
TOTAL COMPREHENSIVE INCOME (LOSS)		-170.440.349	-443.206.609
Total Comprehensive Income Attributable to			
Non-controlling Interests		-26.147.931	0
Owners of Parent		-144.292.418	-443.206.609

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-90.277.378	-80.343.913
Profit (Loss)		124.631.642	-171.608.369
Adjustments to Reconcile Profit (Loss)		-462.833.373	123.022.251
Adjustments for depreciation and amortisation expense		4.788.807	5.501.101
Adjustments for provisions		-127.948	105.721
Adjustments for (Reversal of) Provisions Related with Employee Benefits		-127.948	105.721
Adjustments for Interest (Income) Expenses		194.593.246	107.171.968
Adjustments for Interest Income		-1.724.269	-1.260.530
Adjustments for interest expense		196.317.515	108.432.498
Adjustments for unrealised foreign exchange losses (gains)		-179.999.153	-119.988.140
Adjustments for fair value losses (gains)		-133.504.447	-87.127.375
Adjustments for Fair Value Losses (Gains) of Investment Property		-133.504.447	
Adjustments for Tax (Income) Expenses		80.340.314	19.083.749
Other adjustments for which cash effects are investing or financing cash flow		925.979	-4.507.476
Adjustments Related to Gain and Losses on Net Monetary Position		-425.510.220	215.624.014
Other adjustments to reconcile profit (loss)		-4.339.951	-12.841.311
Changes in Working Capital		247.924.353	-31.748.794
Adjustments for decrease (increase) in trade accounts receivable		308.009.071	17.649.906
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-15.084.292	-9.133.028
Adjustments for decrease (increase) in inventories		27.146.813	0
Decrease (Increase) in Prepaid Expenses		-71.604.528	-17.077.465
Adjustments for increase (decrease) in trade accounts payable		-11.703.269	-33.319.022
Increase (Decrease) in Employee Benefit Liabilities		1.422.014	434.934
Adjustments for Increase (Decrease) in Contract Liabilities		0	
Adjustments for increase (decrease) in other operating payables		-6.551.371	39.458.431
Other Adjustments for Other Increase (Decrease) in Working Capital		16.289.915	-29.762.550
Decrease (Increase) in Other Assets Related with Operations		33.924.541	37.666.030
Increase (Decrease) in Other Payables Related with Operations		-17.634.626	-67.428.580
Cash Flows from (used in) Operations		-90.277.378	-80.334.912
Payments Related with Provisions for Employee Benefits		0	-9.001
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		84.387.828	-65.570.857
Proceeds from sales of property, plant, equipment and intangible assets		14.361.113	0
Proceeds from sales of property, plant and equipment		14.361.113	0
Purchase of Property, Plant, Equipment and Intangible Assets		0	-8.570.726
Purchase of property, plant and equipment		0	-8.570.726
Cash Outflows from Acquisition of Investment Property		-15.801.218	-14.315.665
Cash Inflows from Sales of Assets Held for Sale		153.387.410	0
Cash Outflows from Acquisition of Assets Held for Sale		-70.823.468	0
Proceeds from sales of other long-term assets		3.263.991	90.929.428
Purchase of other long-term assets		0	-133.613.894
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		15.932.412	176.881.640
Payments to Acquire Entity's Shares or Other Equity Instruments			-99.613.459
Payments to Acquire Entity's Shares			-99.613.459
Proceeds from borrowings		399.315.425	495.279.426
Repayments of borrowings		-376.448.317	-142.175.347
Payments of Lease Liabilities		-3.156.653	0
Interest paid		-5.502.312	-77.869.510
Interest Received		1.724.269	1.260.530

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		10.042.862	30.966.870
Net increase (decrease) in cash and cash equivalents		10.042.862	30.966.870
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		59.320.666	91.576.349
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		3.540.687	-2.192.718
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		72.904.215	120.350.501

