



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

2025 3 Months Financial Reports



**MERKEZİ KAYIT
İSTANBUL**
Türkiye Sermaye Piyasası - Merkezi
Saklama ve Veri 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	35.716.583	189.706.218
Financial Investments		2.638.502	5.344.383
Trade Receivables		3.529.210.726	4.157.042.976
Trade Receivables Due From Related Parties	5	605.551	489.947
Trade Receivables Due From Unrelated Parties	6	3.528.605.175	4.156.553.029
Other Receivables		25.888.621	27.162.819
Other Receivables Due From Related Parties	5	16.213.710	17.405.010
Other Receivables Due From Unrelated Parties		9.674.911	9.757.809
Inventories		16.398.787.531	15.718.904.994
Prepayments		2.151.718.223	1.692.069.805
Prepayments to Related Parties	5	516.922.587	176.554.505
Prepayments to Unrelated Parties	8	1.634.795.636	1.515.515.300
Other current assets		214.313.485	194.938.820
SUB-TOTAL		22.358.273.671	21.985.170.015
Total current assets		22.358.273.671	21.985.170.015
NON-CURRENT ASSETS			
Other Receivables		3.573.237	3.945.195
Other Receivables Due From Unrelated Parties		3.573.237	3.945.195
Inventories	7	20.960.329.450	19.945.889.327
Property, plant and equipment	10	95.835.436	100.536.003
Right of Use Assets		14.887.628	16.241.048
Intangible assets and goodwill		2.322.722	2.516.169
Prepayments	8	13.849.715.572	13.279.703.166
Prepayments to Unrelated Parties		13.849.715.572	13.279.703.166
Deferred Tax Asset	18	49.029.130	0
Other Non-current Assets		638.285.717	583.481.840
Total non-current assets		35.613.978.892	33.932.312.748
Total assets		57.972.252.563	55.917.482.763
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	11	6.732.932.465	5.777.632.779
Current Borrowings From Unrelated Parties		6.732.932.465	5.777.632.779
Bank Loans		6.730.871.282	5.775.570.400
Lease Liabilities		2.060.686	2.039.485
Other short-term borrowings		497	22.894
Trade Payables		3.369.511.400	3.598.510.088
Trade Payables to Related Parties	5	10.613.999	13.283.903
Trade Payables to Unrelated Parties	6	3.358.897.401	3.585.226.185
Employee Benefit Obligations		18.702.864	14.555.602
Other Payables		1.092.430.417	64.418.179
Other Payables to Related Parties	5	1.059.795.772	0
Other Payables to Unrelated Parties		32.634.645	64.418.179
Current provisions		5.699.468	4.185.249
Current provisions for employee benefits		5.699.468	4.185.249
SUB-TOTAL		11.219.276.614	9.459.301.897
Total current liabilities		11.219.276.614	9.459.301.897
NON-CURRENT LIABILITIES			
Long Term Borrowings	11	5.850.513.593	6.186.103.951
Long Term Borrowings From Unrelated Parties		5.850.513.593	6.186.103.951
Bank Loans		5.843.945.018	6.178.214.109
Lease Liabilities		6.568.575	7.889.842
Trade Payables		997.818.908	1.011.550.820
Trade Payables To Unrelated Parties		997.818.908	1.011.550.820
Other Payables		113.112.603	993.340.098
Other Payables to Related Parties	5	44.663.855	922.594.318
Other Payables to Unrelated parties		68.448.748	70.745.780
Deferred Income Other Than Contract Liabilities		14.647.238.604	14.363.831.044

Deferred Income Other Than Contract Liabilities From Related Parties	5	221,211,314	254,069,144
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	14,426,027,290	14,109,761,900
Non-current provisions		55,976,067	37,353,481
Non-current provisions for employee benefits		20,809,063	20,909,684
Other non-current provisions		35,167,004	16,443,797
Deferred Tax Liabilities	18	5,104,859,355	4,369,988,993
Total non-current liabilities		26,769,519,130	26,962,168,387
Total liabilities		37,988,795,744	36,421,470,284
EQUITY			
Equity attributable to owners of parent		19,983,312,572	19,495,483,916
Issued capital		4,800,000,000	4,800,000,000
Inflation Adjustments on Capital		5,327,462,913	5,327,462,913
Treasury Shares (-)		-28,391,833	-28,391,833
Share Premium (Discount)		1,585,298,372	1,585,298,372
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-11,490,594	-12,675,517
Restricted Reserves Appropriated From Profits		113,253,272	113,253,272
Prior Years' Profits or Losses		7,710,536,709	5,105,123,920
Current Period Net Profit Or Loss		486,643,733	2,605,412,789
Non-controlling interests		144,247	528,563
Total equity		19,983,456,819	19,496,012,479
Total Liabilities and Equity		57,972,252,563	55,917,482,763

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	13	160.403.729	241.306.734
Cost of sales	13	-52.891.014	-143.236.743
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		107.512.715	98.069.991
GROSS PROFIT (LOSS) FROM FINANCE SECTOR OPERATIONS		0	0
GROSS PROFIT (LOSS)		107.512.715	98.069.991
General Administrative Expenses	14	-63.336.543	-70.611.358
Marketing Expenses	14	-11.793.217	-36.536.411
Other Income from Operating Activities	15	4.105.237	7.061.391
Other Expenses from Operating Activities	15	-118.237.422	-11.679.890
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-81.749.230	-13.696.277
Investment Activity Income		9.163.847	1.110.824
Impairment gain and reversal of impairment loss (impairment loss) determined in accordance with IFRS 9		1.327.008	27.959
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-71.258.375	-12.557.494
Finance income	16	283.622.282	336.044.324
Finance costs	16	-361.023.575	-64.683.564
Gains (losses) on net monetary position	19	1.320.252.494	-599.898.425
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.171.592.826	-341.095.159
Tax (Expense) Income, Continuing Operations		-685.333.409	0
Current Period Tax (Expense) Income		0	0
Deferred Tax (Expense) Income	18	-685.333.409	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		486.259.417	-341.095.159
PROFIT (LOSS)		486.259.417	-341.095.159
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-384.316	-127.104
Owners of Parent		486.643.733	-340.968.055
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Pay Başına Kazanç</i>		-0,10130000	-0,07110000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		1.184.923	106.700
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		1.184.923	106.700
Taxes Relating to Remeasurements of Defined Benefit Plans		1.184.923	106.700
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		1.184.923	106.700
TOTAL COMPREHENSIVE INCOME (LOSS)		487.444.340	-340.988.459
Total Comprehensive Income Attributable to			
Non-controlling Interests		-385.253	-127.064
Owners of Parent		487.829.593	-340.861.395

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		-1.791.406.728	-574.650.272
Profit (Loss)		486.259.417	-341.095.159
Profit (Loss) from Continuing Operations		486.259.417	-341.095.159
Adjustments to Reconcile Profit (Loss)		761.225.213	-279.940.509
Adjustments for depreciation and amortisation expense		6.571.727	7.260.535
Adjustments for provisions		22.550.664	3.987.589
Adjustments for Interest (Income) Expenses		55.933.261	-291.188.633
Adjustments for fair value losses (gains)		-9.163.848	0
Adjustments for Tax (Income) Expenses	1	685.333.409	0
Changes in Working Capital		-3.035.870.427	53.697.452
Adjustments for decrease (increase) in trade accounts receivable	6	627.832.250	3.671.881.076
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.646.156	456.683.482
Adjustments for decrease (increase) in inventories	7	-1.694.322.660	624.450.383
Decrease (Increase) in Prepaid Expenses	8	-1.029.660.824	-4.832.232.327
Adjustments for increase (decrease) in trade accounts payable	6	-242.730.600	-862.337.529
Increase (Decrease) in Employee Benefit Liabilities		4.147.262	11.704.654
Adjustments for increase (decrease) in other operating payables		-912.011.029	-124.485.128
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	283.407.560	1.143.480.372
Other Adjustments for Other Increase (Decrease) in Working Capital		-74.178.542	-35.447.531
Cash Flows from (used in) Operations		-1.788.385.797	-567.338.216
Payments Related with Provisions for Employee Benefits		-384.089	-1.033.663
Inflation Effect On Operating Activities		-2.636.842	-6.278.393
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		253.383.023	347.373.511
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		11.869.729	768.435
Proceeds from sales of property, plant, equipment and intangible assets		0	20.865.512
Purchase of Property, Plant, Equipment and Intangible Assets		-324.293	-8.289.456
Interest received		241.837.587	334.029.020
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.384.034.070	87.974.701
Proceeds from borrowings	11	1.679.505.100	128.980.395
Interest paid		-295.471.030	-41.005.694
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-153.989.635	-139.302.060
Net increase (decrease) in cash and cash equivalents		-153.989.635	-139.302.060
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		189.706.218	169.565.287
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		35.716.583	30.263.227

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 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								
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	1.640.000.000	4.461.739.345		1.585.298.372		-7.928.985			58.958.241	11.201.519.920	1.604.007.341	20.543.594.234	933.088	20.544.527.322
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									1.604.007.341	-1.604.007.341				
Total Comprehensive Income (Loss)						106.700					-340.968.055	-340.861.355	-127.104	-340.988.459
Profit (loss)											-340.968.055	-340.968.055	-127.104	-341.095.159
Other Comprehensive Income (Loss)						106.700								
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	1.640.000.000	4.461.739.345		1.585.298.372		-7.822.285			58.958.241	12.805.527.261	-340.968.055	20.202.732.879	805.984	20.203.538.863
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	4.800.000.000	5.327.462.913	-28.391.833	1.585.298.372		-12.675.517			113.253.272	5.105.123.920	2.605.412.789	19.495.463.916	528.563	19.496.012.479
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										2.605.412.789	-2.605.412.789			
Total Comprehensive Income (Loss)						1.184.923					486.643.733	487.828.656	-384.316	487.444.340
Profit (loss)											486.643.733	486.643.733	-384.316	486.259.417
Other Comprehensive Income (Loss)						1.184.923						1.184.923		1.184.923
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
01.01.2024 - 31.03.2024

Current Period

01.01.2025 - 31.03.2025

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

4,800,000,000 5,327,462,913 -28,391,833 1,585,298,372 -11,490,594 113,253,272 7,710,536,709 486,643,733 19,983,312,572 144,247 19,983,456,819