



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

2025 3-Month Non-Consolidated Financial Reports



MERKEZİ KAYIT
İSTANBUL

Türkiye Sermaye Piyasası - Merkezi
Saklanması ve Veri Depolama Kuruluşu

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	35.676.730	189.700.163
Financial Investments		1.653.050	3.360.723
Trade Receivables		3.529.194.800	4.157.042.976
Trade Receivables Due From Related Parties	5	605.551	489.947
Trade Receivables Due From Unrelated Parties	6	3.528.589.249	4.156.553.029
Other Receivables		25.871.978	27.144.502
Other Receivables Due From Related Parties	5	16.213.710	17.405.010
Other Receivables Due From Unrelated Parties		9.658.268	9.739.492
Inventories		16.398.787.531	15.718.904.994
Prepayments		2.151.468.223	1.692.069.805
Prepayments to Related Parties	5	516.922.587	176.554.505
Prepayments to Unrelated Parties	8	1.634.545.636	1.515.515.300
Other current assets		213.946.403	194.793.211
SUB-TOTAL		22.356.598.715	21.983.016.374
Total current assets		22.356.598.715	21.983.016.374
NON-CURRENT ASSETS			
Financial Investments		3.252.917	3.234.375
Other Receivables		4.763.237	3.945.195
Other Receivables Due From Related Parties		1.190.000	0
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		13.849.715.572	13.279.703.166
Prepayments to Unrelated Parties	8	13.849.715.572	13.279.703.166
Deferred Tax Asset	18	49.027.561	0
Other Non-current Assets		638.285.717	583.481.840
Total non-current assets		35.618.420.240	33.935.547.123
Total assets		57.975.018.955	55.918.563.497
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	11	6.732.932.465	5.777.632.779
Trade Payables		3.369.511.400	3.598.120.545
Trade Payables to Related Parties	5	10.613.999	13.283.903
Trade Payables to Unrelated Parties	6	3.358.897.401	3.584.836.642
Employee Benefit Obligations		18.702.864	14.555.602
Other Payables		1.092.424.417	64.414.217
Other Payables to Related Parties	5	1.059.795.772	0
Other Payables to Unrelated Parties		32.628.645	64.414.217
Current provisions		5.699.468	4.185.249
Current provisions for employee benefits		5.699.468	4.185.249
SUB-TOTAL		11.219.270.614	9.458.908.392
Total current liabilities		11.219.270.614	9.458.908.392
NON-CURRENT LIABILITIES			
Long Term Borrowings	11	5.850.513.593	6.186.103.951
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	4.369.990.829
Total non-current liabilities		26.769.519.130	26.962.170.223
Total liabilities		37.988.789.744	36.421.078.615
EQUITY			
Equity attributable to owners of parent	12	19.986.229.211	19.497.484.882
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		7.712.537.675	5.106.383.884
Current Period Net Profit Or Loss		487.559.406	2.606.153.791
Total equity		19.986.229.211	19.497.484.882
Total Liabilities and Equity		57.975.018.955	55.918.563.497

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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)		107.512.715	98.069.991
General Administrative Expenses	14	-63.266.707	-70.594.149
Marketing Expenses	14	-10.614.188	-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		-80.500.365	-13.679.068
Investment Activity Income		9.055.694	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)		-70.117.663	-12.540.285
Finance income	16	283.622.282	336.044.324
Finance costs	16	-361.023.575	-64.683.564
Gains (losses) on net monetary position		1.320.411.504	-599.491.956
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.172.892.548	-340.671.481
Tax (Expense) Income, Continuing Operations		-685.333.142	0
Current Period Tax (Expense) Income		0	0
Deferred Tax (Expense) Income	19	-685.333.142	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		487.559.406	-340.671.481
PROFIT (LOSS)		487.559.406	-340.671.481
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		487.559.406	-340.671.481
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>		0,10150000	-0,07090000
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)		488.744.329	-340.564.781
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		488.744.329	-340.564.781

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		-1.790.207.470	-574.216.155
Profit (Loss)		487.559.406	-340.671.481
Profit (Loss) from Continuing Operations		487.559.406	-340.671.481
Adjustments to Reconcile Profit (Loss)		761.441.252	-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		56.041.414	-291.188.633
Adjustments for fair value losses (gains)		-9.055.695	0
Adjustments for Tax (Income) Expenses	18	685.333.142	0
Changes in Working Capital		-3.036.187.197	53.707.905
Adjustments for decrease (increase) in trade accounts receivable	6	627.848.176	3.671.884.801
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		454.482	456.683.373
Adjustments for decrease (increase) in inventories	7	-1.694.322.660	624.450.383
Decrease (Increase) in Prepaid Expenses	8	-1.029.410.824	-4.832.232.327
Adjustments for increase (decrease) in trade accounts payable	6	-242.341.057	-862.337.529
Increase (Decrease) in Employee Benefit Liabilities		4.147.262	11.704.654
Adjustments for increase (decrease) in other operating payables		-912.013.067	-124.479.802
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		-73.957.069	-35.446.020
Cash Flows from (used in) Operations		-1.787.186.539	-566.904.085
Payments Related with Provisions for Employee Benefits		-384.089	-1.033.663
Inflation Effect On Operating Activities		-2.636.842	-6.278.407
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		252.149.967	347.373.511
Cash Flows Used in Obtaining Control of Subsidiaries or Other Businesses		-18.542	0
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		10.763.368	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		241.729.434	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		-154.023.433	-138.867.943
Net increase (decrease) in cash and cash equivalents		-154.023.433	-138.867.943
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		189.700.163	166.424.854
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		35.676.730	27.556.911



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 Revaluation 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	1.605.267.305	20.544.854.198	20.544.854.198
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									1.605.267.305	-1.605.267.305		
Total Comprehensive Income (Loss)					106.700					-340.671.481	-340.671.481	-340.671.481
Profit (loss)										-340.671.481	-340.671.481	-340.671.481
Other Comprehensive Income (Loss)					106.700						106.700	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	12.806.787.225	-340.671.481	20.204.289.417	20.204.289.417
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	5.106.383.884	2.606.153.791	19.497.484.882	19.497.484.882
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									2.606.153.791	-2.606.153.791		
Total Comprehensive Income (Loss)					1.184.923					487.559.406	488.744.329	488.744.329
Profit (loss)										487.559.406	487.559.406	487.559.406
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

