

KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
tatement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	337.161.560	12.589.
Financial Investments		508.325.573	4.094
Financial Assets Available-for-sale	11	508.325.573	4.094
Trade Receivables		914.479.119	588.326
Trade Receivables Due From Related Parties	6-18	0	207.389
Trade Receivables Due From Unrelated Parties	6	914.479.119	380.937
Other Receivables		276.261	109
Other Receivables Due From Unrelated Parties	7	276.261	109
Inventories	8	525.834.361	487.436
Prepayments		24.498.988	791.887
Prepayments to Related Parties	9-18	0	512.864
Prepayments to Unrelated Parties	9	24.498.988	279.023
Current Tax Assets	10	4.552.029	261
Other current assets	10	2.337.831	21.324
SUB-TOTAL		2.317.465.722	1.906.029
Total current assets		2.317.465.722	1.906.029
NON-CURRENT ASSETS			
Financial Investments		4.254.679.225	4.620.524
Financial Assets Available-for-Sale	11	4.254.679.225	4.620.524
Other Receivables		3.205.619.241	2.346.317
Other Receivables Due From Related Parties	7-18	3.205.619.241	2.346.317
Other Receivables Due From Unrelated Parties	7	0	
Investment property	12	204.185.525	202.926
Property, plant and equipment		0	65.439
Fixtures and fittings	13	0	65.439
Prepayments		0	
Total non-current assets		7.664.483.991	7.235.208
Total assets		9.981.949.713	9.141.237
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		81.063.468	840.245
Current Borrowings From Related Parties		81.063.468	840.245
Issued Debt Instruments	5	81.063.468	840.245
Current Portion of Non-current Borrowings	5	0	142.898
Current Portion of Non-current Borrowings from		0	100 200
Related Parties		0	108.286
Lease Liabilities	5	0	108.286
Current Portion of Non-current Borrowings from			34.612
Unrelated Parties			
Lease Liabilities		20 500 007	34.612
Trade Payables	6.10	22.590.237	30.289
Trade Payables to Related Parties	6-18	22 500 227	4.594
Trade Payables to Unrelated Parties	6	22.590.237	25.695
Payables on Financial Sector Operations Other Payables		0	
Contract Liabilities		0	331.584
Other Contact Liabilities	9	0	331.584
Deferred Income Other Than Contract Liabilities	3	67.634.891	331.30-
Deferred Income Other Than Contract Liabilities From			
Related Parties		67.634.891	
Current provisions		989.014	10.071
Current provisions for employee benefits		899.262	1.856
Other current provisions	10	89.752	8.215
Other Current Liabilities		1.442.052	286.484
Other Current Liabilities to Related Parties	7-18	1.163.989	285.103
Other Current Liabilities to Unrelated Parties	7	278.063	1.381
SUB-TOTAL		173.719.662	1.641.574
Total current liabilities		173.719.662	1.641.574

NON-CURRENT LIABILITIES			
Long Term Borrowings		0	27.438.957
Long Term Borrowings From Related Parties		0	27.438.957
Issued Debt Instruments	5	0	27.438.957
Trade Payables	7	977.167.867	1.163.129.601
Trade Payables To Related Parties		977.167.867	1.163.129.601
Employee Benefit Obligations		478.406	1.123.762
Non-current provisions			0
Deferred Tax Liabilities	17	76.007.396	4.180.323
Total non-current liabilities		1.053.653.669	1.195.872.643
Total liabilities		1.227.373.331	2.837.446.874
EQUITY			
Equity attributable to owners of parent		8.754.576.382	6.303.790.393
Issued capital	15	5.000.000.000	2.500.000.000
Inflation Adjustments on Capital	15	2.571.974.057	2.571.974.057
Share Premium (Discount)		31.187.571	28.526
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-316.611	-1.000.056
Gains (Losses) on Revaluation and Remeasurement		-316.611	-1.000.056
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		0	0
Restricted Reserves Appropriated From Profits		335.410.145	335.410.145
Legal Reserves		335.410.145	335.410.145
Prior Years' Profits or Losses		897.377.721	1.597.085.182
Current Period Net Profit Or Loss		-81.056.501	-699.707.461
Total equity		8.754.576.382	6.303.790.393
Total Liabilities and Equity		9.981.949.713	9.141.237.267



Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	789.619.326	21.762.271	4.462.987	19.345.696
Cost of sales	19	-717.694.136	-29.468.919	-33.545.453	-29.422.70
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		71.925.190	-7.706.648	-29.082.466	-10.077.013
GROSS PROFIT (LOSS)		71.925.190	-7.706.648	-29.082.466	-10.077.01
General Administrative Expenses	20	-111.411.802	-80.727.904	-25.889.154	-30.292.52
Other Income from Operating Activities	21	917.225.512	522.111.338	215.178.010	238.221.96
Other Expenses from Operating Activities	21	-561.673.337	-225.905.867	-54.906.508	-99.415.50
PROFIT (LOSS) FROM OPERATING ACTIVITIES		316.065.563	207.770.919	105.299.882	98.436.92
Investment Activity Income	22	308.747.524	76.721.768	306.623.445	23.769.43
Investment Activity Expenses	22	-49.981.128	-48.661.072	-46.350.598	-434.15
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		574.831.959	235.831.615	365.572.729	121.772.21
Finance income	23	94.162.755	2.990.896	88.972.256	1.362.85
Finance costs	23	-578.925.465	-257.036.253	-136.022.158	-85.747.40
Gains (losses) on net monetary position	25	-99.588.582	-405.945.634	-136.935.842	-26.727.74
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-9.519.333	-424.159.376	181.586.985	10.659.91
Tax (Expense) Income, Continuing Operations		-71.534.168	0	-98.875.184	
Deferred Tax (Expense) Income		-71.534.168		-98.875.184	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-81.053.501	-424.159.376	82.711.801	10.659.91
PROFIT (LOSS)		-81.053.501	-424.159.376	82.711.801	10.659.91
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	
Owners of Parent		-81.053.501	-424.159.376	82.711.801	10.659.91
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		683.445	-203.569	327.824	-15.36
Gains (Losses) on Remeasurements of Defined Benefit Plans		976.350	-290.813	-50.844	-21.94
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-292.905	87.244	378.668	6.58
Deferred Tax (Expense) Income	17	0	0	0	
Taxes Relating to Remeasurements of Defined Benefit Plans		-292.905	87.244	378.668	6.583
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		683.445	-203.569	327.824	-15.36
TOTAL COMPREHENSIVE INCOME (LOSS)		-80.370.056	-424.362.945	83.039.625	10.644.55
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	(
Owners of Parent		-80.370.056	-424.362.945	83.039.625	10.644.557



Statement of cash flows (Indirect Method)

Presentation Currency TL

Nature of Financial Statements Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-1.020.493.682	207.781.03
Profit (Loss)		-81.056.501	-424.159.376
Profit (Loss) from Continuing Operations		-81.056.501	-424.159.376
Adjustments to Reconcile Profit (Loss)		-1.261.572.806	430.480.128
Adjustments for depreciation and amortisation expense	13	10.967.538	16.558.717
Adjustments for Impairment Loss (Reversal of Impairment Loss)		76.591.837	(
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		76.591.837	(
Adjustments for provisions		51.646	132.714
Adjustments for (Reversal of) Provisions Related with Employee Benefits		51.646	132.714
Adjustments for Interest (Income) Expenses		-9.584.959	251.424.918
Adjustments for Interest Income	23	-31.898.725	-2.990.896
Adjustments for interest expense	23	22.313.766	254.415.814
Adjustments for unrealised foreign exchange losses (gains)		-182.290.912	-294.978.662
Adjustments for fair value losses (gains)		-1.259.219	14.427.941
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-1.259.219	
Adjustments for Fair Value Losses (Gains) of Financial Assets	11	0	14.427.941
Adjustments for Tax (Income) Expenses		71.534.168	0
Adjustments for losses (gains) on disposal of non-current assets		49.981.128	434.152
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets	22	49.981.128	434.152
Other adjustments for which cash effects are investing or financing cash flow	22	-29.948.214	-42.831.819
Adjustments Related to Gain and Losses on Net Monetary Position		-1.247.615.819	485.312.167
Changes in Working Capital		322.135.625	201.914.654
Adjustments for decrease (increase) in trade accounts receivable		-141.248.672	455.504.962
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-466.359.511	-488.168.791
Adjustments for Decrease (Increase) in Contract Assets		0	C
Adjustments for decrease (increase) in inventories		-114.989.323	24.221.001
Decrease (Increase) in Prepaid Expenses		512.864.178	-150.324.395
Adjustments for increase (decrease) in trade accounts payable		-3.392.202	-6.941.672
Increase (Decrease) in Employee Benefit Liabilities		-956.866	892.165
Adjustments for Increase (Decrease) in Contract		0	0
Liabilities Adjustments for increase (decrease) in other operating		163.802.218	172.642.931
payables Increase (Decrease) in Other Operating Payables to		163.802.218	172.642.931
Unrelated Parties Increase (Decrease) in Deferred Income Other Than		0	201.416.739
Contract Liabilities Other Adjustments for Other Increase (Decrease) in		372.415.803	-7.328.286
Working Capital Decrease (Increase) in Other Assets Related with Operations		380.541.545	-877.722
Increase (Decrease) in Other Payables Related with		-8.125.742	-6.450.564
Operations Cash Flows from (used in) Operations		-1.020.493.682	208.235.406
Payments Related with Provisions for Employee Benefits		-1.020.493.082	-454.371
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-15.755.942	-464.614.419
Cash Outflows from Purchase of Additional Shares of Subsidiaries		0	-527.995.555
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities	11	3.718.024.763	2.510.804.541
Cash Payments to Acquire Equity or Debt Instruments of	11	-3.728.845.942	-2.408.687.828
Other Entities			

Proceeds from sales of property, plant, equipment and intangible assets		6.013.465	21.742.762
Proceeds from sales of property, plant and equipment		6.013.465	21.742.762
Purchase of Property, Plant, Equipment and Intangible Assets		-1.523.070	-40.041.71
Purchase of property, plant and equipment	13	-1.523.070	-40.041.71
Cash advances and loans made to other parties		0	
Cash receipts from repayment of advances and loans made to other parties		0	
Other inflows (outflows) of cash		-9.425.158	-20.436.62
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.361.334.165	279.567.81
Proceeds from Issuing Shares or Other Equity Instruments		0	
Payments to Acquire Entity's Shares or Other Equity Instruments		2.531.159.045	-52.069.39
Payments to Acquire Entity's Other Equity Instruments		2.531.159.045	-52.069.39
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	
Proceeds from borrowings		2.104.080.872	1.265.306.38
Proceeds From Issue of Debt Instruments	5	2.104.080.872	1.265.306.38
Repayments of borrowings		-2.750.854.444	-719.751.85
Payments of Issued Debt Instruments	5	-2.750.854.444	-719.751.85
Interest paid		-554.916.341	-216.908.22
Interest Received		31.865.033	2.990.89
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		325.084.541	22.734.43
Effect of exchange rate changes on cash and cash equivalents		2.040.248	1.630.55
Net increase (decrease) in cash and cash equivalents		327.124.789	24.364.98
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	12.589.081	3.826.61
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-2.552.310	-3.276.80
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	337.161.560	24.914.80



Statement of changes in equity [abstract]

Nature of Financial Statements

TL

																		Equity	у															
																	quity attributable to	o owners of parent [me	ember]															
								T					Other Accumu	ulated Comprehensi	ve Income That W	vill Not Be Reclassifi	d In Profit Or Loss					Other Ac	ccumulated Comp	prehensive Income	That Will Be Recla	sified In Profit C						Retained Earnings		
		Footnote Reference	Infli	Balancing Addi	ditional apital		Capital Share	Effects of re Combinatio	Put Option ns Revaluation	Share		Gains/Losses on F	Revaluation and Rer	measurement [men	nber]	sins (Losses) Duo	ning (Logges)	Share Of Other		F	leserve Of Gains or L Hedge	osses on Ga			classification			Share of Othe		Restricted (Reserves	Other Other reserves Adv	ince	Non-con intere memi	trolling ests [hber]
			Issued Adjusi Capital on C	Balancing Addi Account Ca stments for Contr Capital Merger Capital Share	tribution Adva of Acreholders	oital Treasury Adju ance Shares Cros	ustments due premiu to or ss-Ownership discou	ums of Entities of Businesses unts Under Comn Control	or Fund Related s with non Non-controlling Interests	Based Acc Payments Gai	cumulated ns (Losses) from Increa estments in Equity struments Prope Plant Equipr	ases (Increases) on Decreasetion of onerty, Revaluate	es (Decreases (Decreases) on Revaluation of Right-of-use	Gains (Losses) on Remeasurements of Defined Benefit Plans	Other Revaluation Increases (Decreases)	or Change in Fair alue of Financial Liability Attributable to Change in Credit Risk of Liability	on Hedging on Hedging nstruments of that Hedge Ven vestments in Equity will instruments	Share Of Other nprehensive income Associates And Joint tures Accounted for g Equity Method that not be Reclassified to Profit or Loss	Exchange Differences on Translation Cosses	es Exchange — Differences on (Translation	Gains or Losses on Hedges of Flow Net ledges Investment in Foreign	Other Gain Gains Remo or or Re Losses on Avail	is (Losses) on easuring and/ eclassification of lable-for-sale	Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income	Reserve of Other Remeasuring or Reclassification	Change in Value of Time Value of Options Contr	ge in Change in of Value of ard Foreign currency ward Basis acts Spreads	Comprehensive In of Associates and Ventures Accounte Using Equity Met that will be Reclas: to Profit or Los	hod Losses sified)	Reserves Appropriated From Profits [member]	terest [Divi [Payl nember] (N	end lents Prior Years' Net Profit Profits or Losses or Loss		
	Statement of changes in equity [abstract]										Equipr	ment Asset	S Assets								Operations	Hedge	ancial Assets	Income	Adjustments									
	Statement of changes in equity [line items] Equity at beginning of period		892.848.272 3.556.	700 007			20	3.525						-962.684																208.708.769		1 500 070 000 070 501 507	1074 000 100	7.074.923.166
	Adjustments Related to Accounting Policy Changes		892.648.272 3.336.	.100.261			26.	5.525						-902.004																208.708.769		1.539.078.330 878.521.687	0	0
	Adjustments Related to Required Changes in Accounting Policies																																0	0
	Adjustments Related to Voluntary Changes in Accounting Policies Adjustments Related to Errors																																0	0
	Other Restatements																																0	0
	Restated Balances																						0	0	0 0	0	0 0)	0 00	208.708.769	0 0	0 1.539.078.330 878.521.687 0		2.626.308.786
	Transfers																													126.701.375		751.820.312 878.521.687		0
	Total Comprehensive Income (Loss) Profit (loss)																															-	-424.159.376	-424.159.376
	Other Comprehensive Income (Loss)													-203.571																		424.159.376	-424.159.376 -203.571	-424.159.376 -203.571
	Issue of equity																																0	0
	Capital Advance																																0	0
	Capital Advance Effect of Merger or Liquidation or Division																																0	0
	Effects of Business Combinations Under Common Control																																0	0
	Advance Dividend Payments																																0	0
Previous Period 01.01.2024 - 30.09.2024	Dividends Paid																																0	0
	Decrease through Other Distributions to Owners Increase (Decrease) through Treasury Share																															-52.069.390	-52.069.390	-52.069.390
	Transactions 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 Amount Removed from Reserve of Cash Flow																																0	0
	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																																0	0
	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																																0	0
	Non-Financial Asset (Liability) or Firm Commitment for which fair Value Hedge Accounting is Applied																																	
	Increase (decrease) through other changes, equity		000 000	700 00				- Par																								2000 200	0	0
	Equity at end of period Statement of changes in equity [abstract]		892.848.272 3.556.	.700.267			28.	3.525						-1.166.255																335.410.144		2.238.829.252 424.159.376	.598.490.829	6.598.490.829
	Statement of changes in equity [abstract] Statement of changes in equity [line items]																																	
	Equity at beginning of period		2.500.000.000 2.571.	974.057			28.	3.526						-1.000.056																335.410.145		1.597.085.182 699.707.461	i.303.790.393	6.303.790.393
	Adjustments Related to Accounting Policy Changes																																0	0
	Adjustments Related to Required Changes in Accounting Policies Adjustments Related to Voluntary Changes in																																0	0
	Accounting Policies Adjustments Related to Errors																																0	0
	Other Restatements																																0	0
	Restated Balances																																0	0
	Transfers Total Comprehensive Income (Loss)																															-699.707.461 699.707.461	0	0
	Profit (loss)																															-81.056.501	-81.056.501	-81.056.501
	Other Comprehensive Income (Loss)													683.445																			683.445	683.445
	Issue of equity		2.500.000.000				31.159.	0.045																									.531.159.045	2.531.159.045
	Capital Decrease Capital Advance																																0	0
	Effect of Merger or Liquidation or Division																																0	0
	Effects of Business Combinations Under Common Control																																0	0

	Advance Dividend Payments																	0	0
Current Period	Dividends Paid																	0	0
01.01.2025 - 30.09.2025	Decrease through Other Distributions to Owners																	0	0
	Increase (Decrease) through Treasury Share Transactions																	0	0
	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 of 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	5.000.000.000 2.571.974.057	0 0 0	0 0 31.187.	571 0 0 0	0 0	0 0 -316.611	L 00	0 0	0 00 0	0 0	0 0 0	0	0 0 0 0	0 00	335.410.145 0	0 0 897.377.721 -81.4	66.501 8.754.576.382	8.754.576.382