



KAMUYU AYDINLATMA PLATFORMU

PASİFİK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.

Financial Report

Consolidated

2025 - 3. 3 Monthly Notification

General Information About Financial Statements

2025 9-Month 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	Consolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	71.946.268	216.192.756
Financial Investments		2.195.751	6.090.558
Trade Receivables		3.148.351.377	4.737.443.944
Trade Receivables Due From Related Parties	5	0	558.352
Trade Receivables Due From Unrelated Parties	6	3.148.351.377	4.736.885.592
Other Receivables		14.575.881	11.120.182
Other Receivables Due From Related Parties		1.758.661	0
Other Receivables Due From Unrelated Parties		12.817.220	11.120.182
Inventories	7	20.240.743.887	17.913.558.199
Prepayments		2.311.759.069	1.948.149.480
Prepayments to Related Parties	5	650.657.875	221.039.892
Prepayments to Unrelated Parties	8	1.661.101.194	1.727.109.588
Other current assets		280.352.337	222.155.926
SUB-TOTAL		26.069.924.570	25.054.711.045
Total current assets		26.069.924.570	25.054.711.045
NON-CURRENT ASSETS			
Other Receivables		2.150.109	4.496.019
Other Receivables Due From Unrelated Parties		2.150.109	4.496.019
Inventories	7	26.442.806.352	22.730.708.622
Property, plant and equipment	10	81.436.389	114.572.710
Right of Use Assets		10.308.317	18.508.602
Intangible assets and goodwill		1.998.178	2.867.473
Prepayments		11.467.327.125	15.133.798.163
Prepayments to Unrelated Parties	8	11.467.327.125	15.133.798.163
Deferred Tax Asset	19	1.431.124.761	0
Other Non-current Assets		835.666.675	664.946.820
Total non-current assets		40.272.817.906	38.669.898.409
Total assets		66.342.742.476	63.724.609.454
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	11	3.105.390.019	6.584.298.402
Trade Payables		4.851.857.621	4.100.929.418
Trade Payables to Related Parties	5	11.320.731	15.138.585
Trade Payables to Unrelated Parties	6	4.840.536.890	4.085.790.833
Employee Benefit Obligations		14.990.510	16.587.836
Other Payables		1.374.754.442	73.412.162
Other Payables to Related Parties	5	1.358.777.958	0
Other Payables to Unrelated Parties		15.976.484	73.412.162
Deferred Income Other Than Contract Liabilities		1.976.361.662	0
Deferred Income Other Than Contract Liabilities from Unrelated Parties		1.976.361.662	0
Current provisions		5.525.000	4.769.588
Current provisions for employee benefits		5.525.000	4.769.588
SUB-TOTAL		11.328.879.254	10.779.997.406
Total current liabilities		11.328.879.254	10.779.997.406
NON-CURRENT LIABILITIES			
Long Term Borrowings	11	8.437.288.578	7.049.799.791
Trade Payables		0	1.152.782.238
Trade Payables To Unrelated Parties	6	0	1.152.782.238
Other Payables		137.378.827	1.132.028.959
Other Payables to Related Parties	5	50.801.542	1.051.405.745
Other Payables to Unrelated parties		86.577.285	80.623.214
Deferred Income Other Than Contract Liabilities		13.383.150.187	16.369.290.574
Deferred Income Other Than Contract Liabilities From Related Parties	5	254.444.397	289.541.949
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	13.128.705.790	16.079.748.625
Non-current provisions		67.929.818	42.568.726

Non-current provisions for employee benefits		26.177.816	23.829.066
Other non-current provisions		41.752.002	18.739.660
Deferred Tax Liabilities	19	3.658.483.883	4.980.121.210
Total non-current liabilities		25.684.231.293	30.726.591.498
Total liabilities		37.013.110.547	41.506.588.904
EQUITY			
Equity attributable to owners of parent	13	29.330.518.404	22.217.418.189
Issued capital		5.323.560.210	4.800.000.000
Inflation Adjustments on Capital		6.780.736.157	6.741.446.199
Treasury Shares (-)		-32.355.864	-32.355.864
Share Premium (Discount)		2.318.829.333	1.806.635.681
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-15.446.567	-14.445.256
Restricted Reserves Appropriated From Profits		129.065.547	129.065.547
Prior Years' Profits or Losses		12.142.655.240	5.817.894.726
Current Period Net Profit Or Loss		2.683.474.348	2.969.177.156
Non-controlling interests		-886.475	602.361
Total equity		29.329.631.929	22.218.020.550
Total Liabilities and Equity		66.342.742.476	63.724.609.454

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	14	254.445.319	484.490.248	71.646.229	83.358.135
Cost of sales	14	-74.945.837	-264.983.872	-14.670.094	-97.644.374
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		179.499.482	219.506.376	56.976.135	-14.286.239
GROSS PROFIT (LOSS)		179.499.482	219.506.376	56.976.135	-14.286.239
General Administrative Expenses	15	-218.673.712	-146.997.276	-84.331.207	-38.791.640
Marketing Expenses	15	-34.778.613	-17.339.581	-7.906.573	25.188.109
Other Income from Operating Activities	16	927.972.008	21.316.592	1.425.236	1.651.928
Other Expenses from Operating Activities	16	-314.740.714	-20.452.180	-1.438.236	-3.347.468
PROFIT (LOSS) FROM OPERATING ACTIVITIES		539.278.451	56.033.931	-35.274.645	-29.585.310
Investment Activity Income		12.625.718	20.473.422	1.205.106	12.354.914
Investment Activity Expenses		0	0	0	2.015.862
Impairment gain and reversal of impairment loss (impairment loss) determined in accordance with IFRS 9		1.130.158	305.151	-216.006	-224.990
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		553.034.327	76.812.504	-34.285.545	-15.439.524
Finance income	17	1.832.792.822	1.218.008.548	791.486.611	523.078.122
Finance costs	17	-2.052.552.829	-1.909.241.201	-722.034.188	-740.137.077
Gains (losses) on net monetary position	20	2.913.924.383	4.477.623.435	416.153.714	2.223.176.848
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		3.247.198.703	3.863.203.286	451.320.592	1.990.678.369
Tax (Expense) Income, Continuing Operations		-565.213.191	0	215.751.475	0
Current Period Tax (Expense) Income		0	0	0	0
Deferred Tax (Expense) Income	19	-565.213.191	0	215.751.475	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		2.681.985.512	3.863.203.286	667.072.067	1.990.678.369
PROFIT (LOSS)		2.681.985.512	3.863.203.286	667.072.067	1.990.678.369
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-1.488.836	-280.676	-1.050.862	-135.826
Owners of Parent		2.683.474.348	3.863.483.962	668.122.929	1.990.814.195
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>	18	0,53770000	0,80480000	0,13900000	0,41470000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-1.001.311	-1.578.469	-2.431.475	485.549
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.001.311	-1.578.469	-2.431.475	485.549
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		-1.001.311	-1.578.469	-2.431.475	485.549
TOTAL COMPREHENSIVE INCOME (LOSS)		2.680.984.201	3.861.624.817	664.640.592	1.991.163.918
Total Comprehensive Income Attributable to					
Non-controlling Interests		-1.488.280	-280.561	-1.047.032	-135.859
Owners of Parent		2.682.472.481	3.861.905.378	665.687.624	1.991.299.777

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-3.639.177.771	-2.438.267.434
Profit (Loss)		2.681.985.512	3.863.203.286
Adjustments to Reconcile Profit (Loss)		39.335.646	581.481.016
Adjustments for depreciation and amortisation expense		22.842.536	20.715.142
Adjustments for provisions		30.087.215	740.809
Adjustments for Interest (Income) Expenses	17	287.219.913	580.498.487
Adjustments for fair value losses (gains)		-11.038.709	-20.473.422
Adjustments for Tax (Income) Expenses	19	565.213.191	0
Adjustments for (Income) Expense Caused by Sale or Changes in Share of Associates, Joint Ventures and Financial Investments	16	-854.988.500	0
Changes in Working Capital		-6.358.563.012	-6.878.369.269
Adjustments for decrease (increase) in trade accounts receivable	6	1.587.375.473	587.925.437
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-1.110.278.330	502.403.756
Adjustments for decrease (increase) in inventories	7	-8.489.028.668	-6.606.874.852
Decrease (Increase) in Prepaid Expenses	8	3.269.861.306	-2.438.017.810
Adjustments for increase (decrease) in trade accounts payable	6	-144.928.905	-1.003.028.176
Increase (Decrease) in Employee Benefit Liabilities		-1.297.607	7.497.640
Adjustments for increase (decrease) in other operating payables		-1.027.982.561	297.505.284
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	9	-22.796.872	1.873.264.019
Other Adjustments for Other Increase (Decrease) in Working Capital		-419.486.848	-99.044.567
Cash Flows from (used in) Operations		-3.637.241.854	-2.433.684.967
Payments Related with Provisions for Employee Benefits		-1.935.917	-4.582.467
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		2.706.975.556	1.263.795.413
Cash Inflows Caused by Share Sales or Capital Decrease of Associates and / or Joint Ventures		927.125.451	0
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		14.933.516	18.473.364
Proceeds from sales of property, plant, equipment and intangible assets		0	23.423.601
Purchase of Property, Plant, Equipment and Intangible Assets		-2.852.404	-10.250.832
Interest received		1.767.768.993	1.232.149.280
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		823.826.690	1.010.299.467
Proceeds from Issuing Shares or Other Equity Instruments		39.289.958	0
Proceeds from issuing shares		39.289.958	0
Payments to Acquire Entity's Shares or Other Equity Instruments		0	-32.355.864
Payments to Acquire Entity's Shares		0	-32.355.864
Proceeds from borrowings	11	2.832.790.273	2.850.592.746
Interest paid	17	-2.048.253.541	-1.807.937.415
INFLATION EFFECT		-35.870.963	-9.242.911
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-144.246.488	-173.415.465
Net increase (decrease) in cash and cash equivalents		-144.246.488	-173.415.465
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		216.192.756	193.239.774
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		71.946.268	19.824.309

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	Balancing Account for Merger Capital	Share premiums or discounts	Other Accumulated Comprehensive Income That Will Not Be Reclassified in Profit Or Loss		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]		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss		
Gains (Losses) on Remeasurements of Defined Benefit Plans													
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	1.640.000.000	5.313.656.308		1.806.635.681	-9.036.020			67.189.916	12.765.461.652	1.827.956.773	23.411.864.310	1.063.366	23.412.927.676
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								61.875.631	1.766.081.142	-1.827.956.773			
Total Comprehensive Income (Loss)					-1.578.469					3.863.483.962	3.861.905.493	-280.676	3.861.624.817
Profit (loss)										3.863.483.962	3.863.483.962	-280.676	3.863.203.286
Other Comprehensive Income (Loss)					-1.578.469						-1.578.469	0	-1.578.469
Issue of equity	3.160.000.000	1.427.789.884							-4.587.789.884				
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			-32.355.864								-32.355.864	0	-32.355.864
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	4.800.000.000	6.741.446.192	-32.355.864	1.806.635.681	-10.614.489			129.065.547	9.943.752.910	3.863.483.962	27.241.413.939	782.690	27.242.196.629
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	4.800.000.000	6.741.446.199	-32.355.864	1.806.635.681	-14.445.256			129.065.547	5.817.894.726	2.969.177.156	22.217.418.189	602.361	22.218.020.550
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									2.969.177.156	-2.969.177.156			
Total Comprehensive Income (Loss)					-1.001.311					2.683.474.348	2.682.473.037	-1.488.836	2.680.984.201
Profit (loss)										2.683.474.348	2.683.474.348	-1.488.836	2.681.985.512
Other Comprehensive Income (Loss)					-1.001.311						-1.001.311		-1.001.311
Issue of equity	523.560.210	39.289.958		512.193.652									
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 - 30.09.2024

