



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2018 - 1. 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 31.03.2018	Previous Period 31.12.2017
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	3	1.779.900	2.167.439
Trade Receivables		17.837.725	26.466.404
Trade Receivables Due From Related Parties	19	11.596.613	21.066.419
Trade Receivables Due From Unrelated Parties	5	6.241.112	5.399.985
Other Receivables		1.108.805	926.216
Other Receivables Due From Unrelated Parties		1.108.805	926.216
Inventories	7	274.292.214	297.913.230
Prepayments	8	51.039	114.836
Current Tax Assets	17	15.634	182.589
Other current assets	9	250	206.578
<b>SUB-TOTAL</b>		<b>295.085.567</b>	<b>327.977.292</b>
<b>Total current assets</b>		<b>295.085.567</b>	<b>327.977.292</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	6	40.000.000	40.000.000
Trade Receivables		265.041.551	242.552.194
Trade Receivables Due From Related Parties	19	265.041.551	242.552.194
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Inventories	7	20.507.295	21.587.537
Investment property	7	37.280.472	16.890.000
Property, plant and equipment	10	6.778	329
Prepayments	8		5.016.721
<b>Total non-current assets</b>		<b>362.836.625</b>	<b>326.047.310</b>
<b>Total assets</b>		<b>657.922.192</b>	<b>654.024.602</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	4	65.683.794	43.601.336
Current Portion of Non-current Borrowings	4	49.694.013	66.644.388
Trade Payables		37.570.809	37.422.968
Trade Payables to Related Parties	19	40.885	
Trade Payables to Unrelated Parties	5	37.529.924	37.422.968
Employee Benefit Obligations		120.481	147.353
Other Payables		24.797.857	27.423.217
Other Payables to Related Parties	19	24.797.857	27.423.217
Deferred Income		69.060.020	70.777.553
Other Current Liabilities	9	2.020.701	169.428
<b>SUB-TOTAL</b>		<b>248.947.675</b>	<b>246.186.243</b>
<b>Total current liabilities</b>		<b>248.947.675</b>	<b>246.186.243</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	4	42.939.896	48.499.473
<b>Total non-current liabilities</b>		<b>42.939.896</b>	<b>48.499.473</b>
<b>Total liabilities</b>		<b>291.887.571</b>	<b>294.685.716</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		366.034.621	359.338.886
Issued capital	12	30.000.000	30.000.000
Prior Years' Profits or Losses		329.338.886	280.194.405
Current Period Net Profit Or Loss		6.695.735	49.144.481
<b>Total equity</b>		<b>366.034.621</b>	<b>359.338.886</b>
<b>Total Liabilities and Equity</b>		<b>657.922.192</b>	<b>654.024.602</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	13	21.074.106	
Cost of sales	13	-24.421.408	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-3.347.302	
GROSS PROFIT (LOSS)		-3.347.302	
General Administrative Expenses	14	-1.087.851	
Marketing Expenses	14	-168.400	
Other Income from Operating Activities	15	26.329.111	
Other Expenses from Operating Activities		-4.153.184	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		17.572.374	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		17.572.374	
Finance income	16	344.064	
Finance costs	16	-11.220.703	
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.695.735	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		6.695.735	
PROFIT (LOSS)		6.695.735	
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	
Owners of Parent		6.695.735	
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>6.695.735</b>	
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	
Owners of Parent		6.695.735	

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>27.270.859</b>	
Profit (Loss)		6.695.735	
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>32.089.136</b>	
Adjustments for depreciation and amortisation expense	10	326	
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.364.259	
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	1.364.259	
Adjustments for Interest (Income) Expenses		6.010.401	
Adjustments for Interest Income	16	-103.500	
Adjustments for interest expense	16	6.113.901	
Adjustments for unrealised foreign exchange losses (gains)		24.714.150	
<b>Changes in Working Capital</b>		<b>-11.514.012</b>	
Adjustments for decrease (increase) in trade accounts receivable		-47.646.405	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		5.453.801	
Adjustments for decrease (increase) in inventories		22.256.757	
Adjustments for increase (decrease) in trade accounts payable		147.841	
Adjustments for increase (decrease) in other operating payables		-2.518.492	
Other Adjustments for Other Increase (Decrease) in Working Capital		10.792.486	
Decrease (Increase) in Other Assets Related with Operations		10.792.486	
<b>Cash Flows from (used in) Operations</b>		<b>27.270.859</b>	
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-19.156.760</b>	
Proceeds from sales of property, plant, equipment and intangible assets		-19.317.005	
Interest received	16	103.500	
Other inflows (outflows) of cash		56.745	
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-8.444.893</b>	
Proceeds from borrowings		29.600.000	
Repayments of borrowings		-33.232.264	
Interest paid		-4.812.629	
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>-330.794</b>	
Net increase (decrease) in cash and cash equivalents		-330.794	
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	3	<b>1.622.126</b>	
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	3	<b>1.291.332</b>	

# 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	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		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		
<b>Statement of changes in equity [abstract]</b>								
<b>Statement of changes in equity [line items]</b>								
	<b>Equity at beginning of period</b>	17.000.000				280.194.405	297.194.405	297.194.405
	Adjustments Related to Accounting Policy Changes							0
	Adjustments Related to Required Changes in Accounting Policies							0
	Adjustments Related to Voluntary Changes in Accounting Policies							0
	Adjustments Related to Errors							0
	Other Restatements							0
	Restated Balances							0
	Transfers							0
	Total Comprehensive Income (Loss)						49.144.481	49.144.481
	Profit (loss)							0
	Other Comprehensive Income (Loss)							0
	Issue of equity	14	13.000.000				13.000.000	13.000.000
	Capital Decrease							0
	Capital Advance							0
	Effect of Merger or Liquidation or Division							0
	Effects of Business Combinations Under Common Control							0
	Advance Dividend Payments							0
	Dividends Paid							0
	Decrease through Other Distributions to Owners							0
	Increase (Decrease) through Treasury Share Transactions							0
	Increase (Decrease) through Share-Based Payment Transactions							0
	Acquisition or Disposal of a Subsidiary							0
	Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity							0
	Transactions with noncontrolling shareholders							0
	Increase through Other Contributions by Owners							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
	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
	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							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
	Increase (decrease) through other changes, equity							0
	<b>Equity at end of period</b>	<b>30.000.000</b>				<b>280.194.405</b>	<b>49.144.481</b>	<b>359.338.886</b>
<b>Statement of changes in equity [abstract]</b>								
<b>Statement of changes in equity [line items]</b>								
	<b>Equity at beginning of period</b>	<b>30.000.000</b>				<b>280.194.405</b>	<b>49.144.481</b>	<b>359.338.886</b>
	Adjustments Related to Accounting Policy Changes							0
	Adjustments Related to Required Changes in Accounting Policies							0
	Adjustments Related to Voluntary Changes in Accounting Policies							0
	Adjustments Related to Errors							0
	Other Restatements							0
	Restated Balances							0
	Transfers					49.144.481	-49.144.481	0
	Total Comprehensive Income (Loss)							0
	Profit (loss)						6.695.735	6.695.735
	Other Comprehensive Income (Loss)							0
	Issue of equity							0
	Capital Decrease							0
	Capital Advance							0
	Effect of Merger or Liquidation or Division							0
	Effects of Business Combinations Under Common Control							0
	Advance Dividend Payments							0
	Dividends Paid							0
	Decrease through Other Distributions to Owners							0

Previous Period  
01.01.2017 - 31.03.2017

Current Period  
01.01.2018 - 31.03.2018

