



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 1. 3 Monthly Notification

General Information About Financial Statements



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	1.789.627	2.173.469
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	6	274.292.214	297.913.230
Prepayments	7	55.539	114.836
Current Tax Assets	17	20.572	182.589
Other current assets	8	458.700	544.290
SUB-TOTAL		295.563.182	328.321.034
Total current assets		295.563.182	328.321.034
NON-CURRENT ASSETS			
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	6	20.507.295	21.587.537
Investment property	9	62.998.447	30.129.180
Property, plant and equipment	10	6.778	329
Prepayments			5.016.721
Deferred Tax Asset	17	1.507.945	1.508.113
Total non-current assets		350.062.545	300.794.603
Total assets		645.625.727	629.115.637
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	4	74.183.794	43.601.336
Current Portion of Non-current Borrowings	4	49.694.013	66.644.388
Trade Payables		42.874.184	37.422.968
Trade Payables to Related Parties		40.885	
Trade Payables to Unrelated Parties	5	42.833.299	37.422.968
Employee Benefit Obligations		134.001	167.470
Other Payables		44.564.357	48.595.217
Other Payables to Related Parties	19	44.564.357	48.595.217
Deferred Income	7	69.060.020	70.777.553
Other Current Liabilities	8	2.021.183	169.921
SUB-TOTAL		282.531.552	267.378.853
Total current liabilities		282.531.552	267.378.853
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	42.939.896	48.499.473
Non-current provisions		35.516	32.662
Non-current provisions for employee benefits		35.516	32.662
Total non-current liabilities		42.975.412	48.532.135
Total liabilities		325.506.964	315.910.988
EQUITY			
Equity attributable to owners of parent		320.118.763	313.204.649
Issued capital	12	30.000.000	30.000.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		-2.708	-3.378
Prior Years' Profits or Losses		283.208.027	234.062.050
Current Period Net Profit Or Loss		6.913.444	49.145.977
Total equity		320.118.763	313.204.649
Total Liabilities and Equity		645.625.727	629.115.637

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	13	21.101.964	
Cost of sales	13	-24.452.110	
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-3.350.146	
GROSS PROFIT (LOSS)		-3.350.146	
Marketing Expenses	14	-168.400	
Research and development expense	14	-1.102.389	
Other Income from Operating Activities	15	26.755.735	
Other Expenses from Operating Activities	15	-4.153.184	
PROFIT (LOSS) FROM OPERATING ACTIVITIES		17.981.616	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		17.981.616	
Finance income	16	376.984	
Finance costs	16	-11.445.156	
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.913.444	
Tax (Expense) Income, Continuing Operations		0	
Deferred Tax (Expense) Income	17	0	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		6.913.444	
PROFIT (LOSS)		6.913.444	
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		6.913.444	
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		670	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		670	
TOTAL COMPREHENSIVE INCOME (LOSS)		6.914.114	
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		6.914.114	

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		35.251.292	
Profit (Loss)		6.913.444	
Adjustments to Reconcile Profit (Loss)		32.059.909	
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	6	1.364.259	
Adjustments for provisions		3.693	
Adjustments for Interest (Income) Expenses		5.977.481	
Adjustments for Interest Income	16	-136.420	
Adjustments for interest expense	16	6.113.901	
Adjustments for unrealised foreign exchange losses (gains)		24.714.150	
Changes in Working Capital		-3.722.061	
Adjustments for decrease (increase) in trade accounts receivable		-36.671.330	
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		5.141.036	
Adjustments for decrease (increase) in inventories		22.256.757	
Adjustments for increase (decrease) in trade accounts payable		5.451.216	
Adjustments for increase (decrease) in other operating payables		100.260	
Cash Flows from (used in) Operations		35.251.292	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-31.659.381	
Purchase of Property, Plant, Equipment and Intangible Assets		-31.795.801	
Purchase of property, plant and equipment		-31.795.801	
Interest received		136.420	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-3.919.008	
Proceeds from borrowings		38.100.000	
Repayments of borrowings		-33.232.264	
Decrease in Other Payables to Related Parties		-4.030.860	
Interest paid		-4.812.629	
Other inflows (outflows) of cash	3	56.745	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-327.097	
Net increase (decrease) in cash and cash equivalents		-327.097	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		1.628.156	
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		1.301.059	

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	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]	Other Reserves Of Other Gains (Losses)	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Prior Years' Profits or Losses		Net Profit or Loss
Statement of changes in equity [abstract]									
Statement of changes in equity [line items]									
Equity at beginning of period	17,000,000			6,112,000			234,062,050	257,174,050	257,174,050
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)			-3,378	3,316,609			49,145,977	52,459,208	52,459,208
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				-9,428,609				-9,428,609	-9,428,609
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
Equity at end of period	30,000,000		-3,378	0			234,062,050	49,145,977	313,204,649
Statement of changes in equity [abstract]									
Statement of changes in equity [line items]									
Equity at beginning of period	30,000,000		-3,378	0			234,062,050	49,145,977	313,204,649
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							49,145,977	-49,145,977	0
Total Comprehensive Income (Loss)			670					670	670
Profit (loss)								6,913,444	6,913,444
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

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													
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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		30,000,000				-2,708				283,208,027	6,913,444	320,118,763	320,118,763