



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 2. 3 Monthly Notification

General Information About Financial Statements



Independent Audit Company	GÜNEY BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

Ara Dönem Konsolide Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na,

Giriş

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirket'inin ("Şirket") ile bağlı ortaklıklarının ("Grup") 30 Haziran 2018 tarihli ilişikteki konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait konsolide kâr veya zarar ve diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem konsolide finansal tabloların Türkiye Muhasebe Standartları'na uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem konsolide finansal tablolara ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim, Sınırlı Bağımsız Denetim Standardı (SBDS) 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem konsolide finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem konsolide finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı konsolide finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem konsolide finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vâkıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem konsolide finansal tabloların, Grup'un 30 Haziran 2018 tarihi itibarıyla konsolide finansal durumunun, konsolide finansal performansının ve aynı tarihte sona eren 6 aylık döneme ilişkin konsolide nakit akışlarının Türkiye Muhasebe Standartları'na uygun olarak, tüm önemli yönleriyle gerçeğe uygun bir biçimde sunulmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Güney Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik Anonim Şirketi

A member firm of Ernst & Young Global Limited

Cem Uçarlar, SMMM

Sorumlu Denetçi

16 Ağustos 2018

İstanbul, Türkiye

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	3.195.372	2.173.469
Trade Receivables		22.568.482	26.466.404
Trade Receivables Due From Related Parties	19	8.352.027	21.066.419
Trade Receivables Due From Unrelated Parties	5	14.216.455	5.399.985
Other Receivables		1.109.116	926.216
Other Receivables Due From Unrelated Parties		1.109.116	926.216
Inventories	6	257.171.555	297.913.230
Prepayments	7	326.603	114.836
Current Tax Assets	17	25.192	182.589
Other current assets	8	461.559	544.290
SUB-TOTAL		284.857.879	328.321.034
Total current assets		284.857.879	328.321.034
NON-CURRENT ASSETS			
Trade Receivables		253.619.576	242.552.194
Trade Receivables Due From Related Parties	19	253.619.576	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	50.867.917	30.129.180
Property, plant and equipment	10	11.299	329
Prepayments		13.257.245	5.016.721
Deferred Tax Asset	17	1.506.351	1.508.113
Total non-current assets		339.770.212	300.794.603
Total assets		624.628.091	629.115.637
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	4	72.018.790	43.601.336
Current Portion of Non-current Borrowings	4	48.101.988	66.644.388
Trade Payables		43.542.388	37.422.968
Trade Payables to Unrelated Parties	5	43.542.388	37.422.968
Employee Benefit Obligations		132.052	167.470
Other Payables		30.634.294	48.595.217
Other Payables to Related Parties	19	30.634.294	48.595.217
Deferred Income	7	72.678.675	70.777.553
Other Current Liabilities	8	8.302	169.921
SUB-TOTAL		267.116.489	267.378.853
Total current liabilities		267.116.489	267.378.853
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	27.700.188	48.499.473
Non-current provisions		31.726	32.662
Non-current provisions for employee benefits		31.726	32.662
Total non-current liabilities		27.731.914	48.532.135
Total liabilities		294.848.403	315.910.988
EQUITY			
Equity attributable to owners of parent		329.779.688	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		3.671	-3.378
Gains (Losses) on Revaluation and Remeasurement		3.671	-3.378
Gains (Losses) on Remeasurements of Defined Benefit Plans		3.671	-3.378
Prior Years' Profits or Losses		283.208.027	234.062.050
Current Period Net Profit Or Loss		16.567.990	49.145.977
Total equity		329.779.688	313.204.649
Total Liabilities and Equity		624.628.091	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 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017	Current Period 3 Months 01.04.2018 - 30.06.2018	Previous Period 3 Months 01.04.2017 - 30.06.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	13	47.579.073	2.197.904	26.477.109	2.197.904
Cost of sales	13	-45.836.616	-2.131.984	-21.384.506	-2.131.984
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.742.457	65.920	5.092.603	65.920
GROSS PROFIT (LOSS)		1.742.457	65.920	5.092.603	65.920
General Administrative Expenses	14	-2.666.581	-1.644.042	-1.564.192	-1.644.042
Marketing Expenses	14	-183.500	0	-15.100	0
Other Income from Operating Activities	15	45.850.916	3.555.588	19.095.181	3.555.588
Other Expenses from Operating Activities	15	-13.841.116	-176.888	-9.687.932	-176.888
PROFIT (LOSS) FROM OPERATING ACTIVITIES		30.902.176	1.800.578	12.920.560	1.800.578
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		30.902.176	1.800.578	12.920.560	1.800.578
Finance income	16	2.783.402	12.520.867	2.406.418	12.520.867
Finance costs	16	-17.117.588	-21.919.587	-5.672.432	-21.919.587
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		16.567.990	-7.598.142	9.654.546	-7.598.142
Tax (Expense) Income, Continuing Operations			1.691.432		1.691.432
Deferred Tax (Expense) Income			1.691.432		1.691.432
PROFIT (LOSS) FROM CONTINUING OPERATIONS		16.567.990	-5.906.710	9.654.546	-5.906.710
PROFIT (LOSS)		16.567.990	-5.906.710	9.654.546	-5.906.710
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		16.567.990	-5.906.710	9.654.546	-5.906.710
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		7.049	18.642	6.379	18.642
Gains (Losses) on Remeasurements of Defined Benefit Plans		8.811	23.303	7.973	23.303
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-1.762	-4.661	-1.594	-4.661
Deferred Tax (Expense) Income	17	-1.762	-4.661	-1.594	-4.661
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	-3.977.752	0	-3.977.752
Exchange Differences on Translation		0	-3.977.752	0	-3.977.752
Gains (Losses) on Exchange Differences on Translation		0	-3.977.752	0	-3.977.752
OTHER COMPREHENSIVE INCOME (LOSS)		7.049	-3.959.110	6.379	-3.959.110
TOTAL COMPREHENSIVE INCOME (LOSS)		16.575.039	-9.865.820	9.660.925	-9.865.820
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		16.575.039	-9.865.820	9.660.925	-9.865.820

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 30.06.2018	Previous Period 01.01.2017 - 30.06.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		62.809.165	29.162.420
Profit (Loss)		16.567.990	-5.906.710
Adjustments to Reconcile Profit (Loss)		-31.972.717	11.554.502
Adjustments for depreciation and amortisation expense	10	1.356	72.160
Adjustments for Impairment Loss (Reversal of Impairment Loss)	6	-3.964.673	0
Adjustments for provisions		6.113	29.916
Adjustments for Interest (Income) Expenses		11.756.313	6.635.545
Adjustments for Interest Income	16	-2.041.764	-337.458
Adjustments for interest expense	16	13.798.077	6.973.003
Adjustments for unrealised foreign exchange losses (gains)		-38.899.135	5.387.245
Adjustments for fair value losses (gains)		0	1.121.068
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	-884.497
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		0	2.005.565
Adjustments for Tax (Income) Expenses		0	-1.691.432
Other adjustments to reconcile profit (loss)		-872.691	0
Changes in Working Capital		78.213.892	23.514.628
Adjustments for decrease (increase) in trade accounts receivable		-15.836.515	434.801
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-6.276.691	-313.581
Adjustments for decrease (increase) in inventories		44.706.348	0
Adjustments for increase (decrease) in trade accounts payable		6.119.420	-182.201
Adjustments for increase (decrease) in other operating payables		1.704.085	23.575.609
Other Adjustments for Other Increase (Decrease) in Working Capital		47.797.245	0
Decrease (Increase) in Other Assets Related with Operations		47.797.245	0
Cash Flows from (used in) Operations		62.809.165	29.162.420
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-17.629.057	-8.977.342
Proceeds from sales of property, plant, equipment and intangible assets		0	30
Proceeds from sales of property, plant and equipment		0	30
Purchase of Property, Plant, Equipment and Intangible Assets		-12.326	-20.969
Purchase of property, plant and equipment		-12.326	-20.969
Cash Outflows from Acquisition of Investment Property		-19.658.495	-9.293.861
Interest received		2.041.764	337.458
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-45.638.310	-31.812.557
Proceeds from borrowings		51.100.000	0
Repayments of borrowings		-60.442.868	-32.294.021
Decrease in Other Payables to Related Parties		-19.206.604	-13.035.739
Interest paid		-15.608.733	-6.973.003
Other inflows (outflows) of cash		-1.480.105	20.490.206
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-458.202	-11.627.479
Effect of exchange rate changes on cash and cash equivalents		0	-3.805.121
Net increase (decrease) in cash and cash equivalents		-458.202	-15.432.600
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	1.628.156	17.337.345
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	1.169.954	1.904.745

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity							Non-controlling interests (member)	
	Equity attributable to owners of parent (member)						Retained Earnings		
	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		Prior Years' Profits or Losses			Net Profit or Loss
		Gains/Losses on Revaluation and Remeasurement (member)	Exchange Differences on Translation	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	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)		18.642	-3.977.752		-5.906.710	-9.865.820	-9.865.820	
	Profit (loss)					-5.906.710	-5.906.710	-5.906.710	
	Other Comprehensive Income (Loss)		18.642	-3.977.752			-3.959.110	-3.959.110	
	Issue of equity	12	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	
	Equity at end of period	30.000.000	18.642	2.134.248		234.062.050	-5.906.710	260.308.230	
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)		7.049			16.567.990	16.575.039	16.575.039	
	Profit (loss)					16.567.990	16.567.990	16.567.990	
	Other Comprehensive Income (Loss)		7.049				7.049	7.049	
	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 - 30.06.2017

Current Period
01.01.2018 - 30.06.2018

