



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2018 - 3. 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 30.09.2018	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	2.736.725	2.173.469
Trade Receivables		65.283.057	26.466.404
Trade Receivables Due From Related Parties	19	3.360.513	21.066.419
Trade Receivables Due From Unrelated Parties	5	61.922.544	5.399.985
Other Receivables		1.019.420	926.216
Other Receivables Due From Unrelated Parties		1.019.420	926.216
Inventories	6	215.143.197	297.913.230
Prepayments	7	260.819	114.836
Current Tax Assets	17	51.329	182.589
Other current assets	8	627.491	544.290
<b>SUB-TOTAL</b>		<b>285.122.038</b>	<b>328.321.034</b>
<b>Total current assets</b>		<b>285.122.038</b>	<b>328.321.034</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		319.936.137	242.552.194
Trade Receivables Due From Related Parties	19	319.936.137	242.552.194
Other Receivables		529	529
Other Receivables Due From Related Parties		529	529
Inventories	6	20.507.295	21.587.537
Investment property	9	67.240.131	30.129.180
Property, plant and equipment	10	10.454	329
Prepayments		0	5.016.721
Deferred Tax Asset	17	1.506.351	1.508.113
<b>Total non-current assets</b>		<b>409.200.897</b>	<b>300.794.603</b>
<b>Total assets</b>		<b>694.322.935</b>	<b>629.115.637</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	4	63.704.882	43.601.336
Current Portion of Non-current Borrowings	4	51.873.410	66.644.388
Trade Payables		41.996.648	37.422.968
Trade Payables to Unrelated Parties	5	41.996.648	37.422.968
Employee Benefit Obligations		177.780	167.470
Other Payables		22.721.500	48.595.217
Other Payables to Related Parties	19	22.721.500	48.595.217
Deferred Income	7	81.393.387	70.777.553
Other Current Liabilities	8	9.752.777	169.921
<b>SUB-TOTAL</b>		<b>271.620.384</b>	<b>267.378.853</b>
<b>Total current liabilities</b>		<b>271.620.384</b>	<b>267.378.853</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	4	22.391.630	48.499.473
Non-current provisions		31.726	32.662
Non-current provisions for employee benefits		31.726	32.662
<b>Total non-current liabilities</b>		<b>22.423.356</b>	<b>48.532.135</b>
<b>Total liabilities</b>		<b>294.043.740</b>	<b>315.910.988</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		400.279.195	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		87.067.497	49.145.977
<b>Total equity</b>		<b>400.279.195</b>	<b>313.204.649</b>
<b>Total Liabilities and Equity</b>		<b>694.322.935</b>	<b>629.115.637</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	13	101.776.069	148.963.145	54.196.996	148.903.145
Cost of sales	13	-88.763.027	-142.859.713	-42.926.411	-142.830.612
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		13.013.042	6.103.432	11.270.585	6.072.533
GROSS PROFIT (LOSS)		13.013.042	6.103.432	11.270.585	6.072.533
General Administrative Expenses	14	-3.770.921	-1.697.110	-1.104.340	-969.123
Marketing Expenses	14	-183.500	0	0	0
Other Income from Operating Activities	15	142.321.361	6.254.612	96.470.445	2.708.391
Other Expenses from Operating Activities	15	-44.328.726	-1.508.416	-30.487.610	-1.331.528
PROFIT (LOSS) FROM OPERATING ACTIVITIES		107.051.256	9.152.518	76.149.080	6.480.273
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		107.051.256	9.152.518	76.149.080	6.480.273
Finance income	16	6.830.961	23.486.642	4.047.559	15.439.209
Finance costs	16	-26.814.720	-47.856.027	-9.697.132	-31.629.964
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		87.067.497	-15.216.867	70.499.507	-9.710.482
Tax (Expense) Income, Continuing Operations			71.121.228		70.105.644
Deferred Tax (Expense) Income			71.121.228		70.105.644
PROFIT (LOSS) FROM CONTINUING OPERATIONS		87.067.497	55.904.361	70.499.507	60.395.162
PERIOD PROFIT/LOSS FROM DISCONTINUED OPERATIONS			998.618		2.414.527
PROFIT (LOSS)		87.067.497	56.902.979	70.499.507	62.809.689
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		87.067.497	56.902.979	70.499.507	62.809.689
<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		7.049	-2.826	0	-9.118
Gains (Losses) on Remeasurements of Defined Benefit Plans		8.811	-3.533		-11.398
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-1.762	707	0	2.280
Deferred Tax (Expense) Income	17	-1.762	707		2.280
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	-6.112.000	0	-1.967.715
Exchange Differences on Translation		0	-6.112.000	0	-1.967.715
Gains (Losses) on Exchange Differences on Translation		0	-6.112.000	0	-1.967.715
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>7.049</b>	<b>-6.114.826</b>	<b>0</b>	<b>-1.976.833</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>87.074.546</b>	<b>50.788.153</b>	<b>70.499.507</b>	<b>60.832.856</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		87.074.546	50.788.153	70.499.507	60.832.856

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period	Previous Period
		01.01.2018 - 30.09.2018	01.01.2017 - 30.09.2017
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>106.328.392</b>	<b>-10.706.161</b>
Profit (Loss)		87.067.497	56.902.979
Profit (Loss) from Continuing Operations		87.067.497	55.904.361
Profit (Loss) from Discontinued Operations		0	998.618
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-102.096.024</b>	<b>-75.876.818</b>
Adjustments for depreciation and amortisation expense	10	2.202	146.653
Adjustments for Impairment Loss (Reversal of Impairment Loss)	6	-7.837.228	0
Adjustments for provisions		6.113	9.403
Adjustments for Interest (Income) Expenses		21.598.134	6.079.841
Adjustments for Interest Income	16	-2.316.914	-547.443
Adjustments for interest expense	16	23.915.048	6.627.284
Adjustments for unrealised foreign exchange losses (gains)		-113.750.413	-1.795.844
Adjustments for fair value losses (gains)		0	-169.294
Adjustments for Fair Value Losses (Gains) of Financial Assets		0	-640.159
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		0	470.865
Adjustments for Tax (Income) Expenses		0	-71.633.956
Adjustments for Losses (Gains) on Disposal of Subsidiaries or Joint Operations		0	-8.513.621
Other adjustments to reconcile profit (loss)		-2.114.832	0
<b>Changes in Working Capital</b>		<b>121.355.157</b>	<b>8.267.678</b>
Adjustments for decrease (increase) in trade accounts receivable		-67.413.695	-25.252.384
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		8.186.106	-19.115.974
Adjustments for decrease (increase) in inventories		90.607.261	142.774.965
Adjustments for increase (decrease) in trade accounts payable		4.573.680	-584.094
Adjustments for increase (decrease) in other operating payables		20.209.000	-84.864.248
Other Adjustments for Other Increase (Decrease) in Working Capital		65.192.805	-4.690.587
Decrease (Increase) in Other Assets Related with Operations		65.192.805	-4.690.587
<b>Cash Flows from (used in) Operations</b>		<b>106.326.630</b>	<b>-10.706.161</b>
Income taxes refund (paid)		1.762	0
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-33.726.122</b>	<b>11.867.785</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-12.327	0
Purchase of property, plant and equipment		-12.327	0
Cash Outflows from Acquisition of Investment Property		-36.030.709	0
Cash receipts from repayment of advances and loans made to other parties		0	11.320.342
Paybacks from Cash Advances and Loans Made to Related Parties		0	11.320.342
Interest received		2.316.914	547.443
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>-72.576.344</b>	<b>-18.048.538</b>
Proceeds from borrowings		71.100.000	38.712.670
Repayments of borrowings		-92.533.931	-88.861.623
Decrease in Other Payables to Related Parties		-27.119.398	0
Interest paid		-23.485.685	-8.573.157
Other inflows (outflows) of cash		-537.330	40.673.572
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>25.926</b>	<b>-16.886.914</b>
Net increase (decrease) in cash and cash equivalents		25.926	-16.886.914
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	3	<b>1.628.156</b>	<b>17.337.345</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	3	<b>1.654.082</b>	<b>450.431</b>



# 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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge				

Statement of changes in equity (abstract)								
Statement of changes in equity (line items)								
		17.000.000	6.112.000		234.062.050	257.174.050		257.174.050
Equity at beginning of period								
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								
Total Comprehensive Income (Loss)			-2.826	-6.112.000		56.902.979	50.788.153	50.788.153
Profit (loss)								0
Other Comprehensive Income (Loss)								
Issue of equity	12	13.000.000					13.000.000	13.000.000
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								
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								
<b>Equity at end of period</b>		<b>30.000.000</b>	<b>-2.826</b>	<b>0</b>		<b>234.062.050</b>	<b>56.902.979</b>	<b>320.962.203</b>
Statement of changes in equity (abstract)								
Statement of changes in equity (line items)								
Equity at beginning of period		30.000.000	-3.378			234.062.050	49.145.977	313.204.649
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						49.145.977	-49.145.977	
Total Comprehensive Income (Loss)			7.049				87.067.497	87.074.546
Profit (loss)								
Other Comprehensive Income (Loss)								
Issue of equity								
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  
01.01.2017 - 30.09.2017

Current Period 01.01.2018 - 30.09.2018										
	Decrease through Other Distributions to Owners									
	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									
	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									
	<b>Equity at end of period</b>	<b>30.000.000</b>	<b>3.671</b>			<b>283.208.027</b>	<b>87.067.497</b>	<b>400.279.195</b>		<b>400.279.195</b>