



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2019 - 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 31.03.2019	Previous Period 31.12.2018
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	2.136.993	5.368.513
Trade Receivables		30.902.906	4.353.431
Trade Receivables Due From Related Parties	20	714.528	0
Trade Receivables Due From Unrelated Parties	6	30.188.378	4.353.431
Other Receivables		1.087.759	1.248.158
Other Receivables Due From Unrelated Parties		1.087.759	1.248.158
Inventories	7	171.935.758	187.103.020
Prepayments	8	191.976	299.319
Current Tax Assets	18	32.259	82.501
Other current assets	9	450.207	451.608
<b>SUB-TOTAL</b>		<b>206.737.858</b>	<b>198.906.550</b>
<b>Total current assets</b>		<b>206.737.858</b>	<b>198.906.550</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		256.256.087	254.570.842
Trade Receivables Due From Related Parties	20	256.256.087	254.570.842
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	73.008.429	71.056.908
Property, plant and equipment	11	8.763	9.608
Prepayments		784	
Deferred Tax Asset	18	0	1.912.609
<b>Total non-current assets</b>		<b>329.274.592</b>	<b>327.550.496</b>
<b>Total assets</b>		<b>536.012.450</b>	<b>526.457.046</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	95.034.624	65.620.350
Current Portion of Non-current Borrowings	5	24.666.566	48.841.969
Trade Payables		38.211.803	40.766.069
Trade Payables to Unrelated Parties	6	38.211.803	40.766.069
Employee Benefit Obligations		123.447	174.829
Other Payables		863.123	1.556.847
Contract Liabilities		33.026.898	12.861.338
Contract Liabilities from Sale of Goods and Service Contracts	8	33.026.898	12.861.338
Other Current Liabilities		751.455	25.411.500
Other Current Liabilities to Related Parties	20	731.012	25.411.500
Other Current Liabilities to Unrelated Parties		20.443	0
<b>SUB-TOTAL</b>		<b>192.677.916</b>	<b>195.232.902</b>
<b>Total current liabilities</b>		<b>192.677.916</b>	<b>195.232.902</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	5	7.892.216	8.602.659
Non-current provisions		77.683	42.825
Non-current provisions for employee benefits		77.683	42.825
<b>Total non-current liabilities</b>		<b>7.969.899</b>	<b>8.645.484</b>
<b>Total liabilities</b>		<b>200.647.815</b>	<b>203.878.386</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		335.364.635	322.578.660
Issued capital	13	73.100.000	73.100.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		1.107	6.168
Restricted Reserves Appropriated From Profits		6.000.000	6.000.000
Prior Years' Profits or Losses		243.472.492	234.108.027
Current Period Net Profit Or Loss		12.791.036	9.364.465
<b>Total equity</b>		<b>335.364.635</b>	<b>322.578.660</b>
<b>Total Liabilities and Equity</b>		<b>536.012.450</b>	<b>526.457.046</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	14	15.369.000	21.101.964
Cost of sales	14	-15.190.482	-24.452.110
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		178.518	-3.350.146
GROSS PROFIT (LOSS)		178.518	-3.350.146
General Administrative Expenses	15	-1.507.227	-1.102.389
Marketing Expenses			-168.400
Other Income from Operating Activities	16	24.764.537	26.755.735
Other Expenses from Operating Activities	16	-765.910	-4.153.184
PROFIT (LOSS) FROM OPERATING ACTIVITIES		22.669.918	17.981.616
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		22.669.918	17.981.616
Finance income	17	466.246	376.984
Finance costs	17	-8.432.519	-11.445.156
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		14.703.645	6.913.444
Tax (Expense) Income, Continuing Operations		-1.912.609	
Deferred Tax (Expense) Income		-1.912.609	
PROFIT (LOSS) FROM CONTINUING OPERATIONS		12.791.036	6.913.444
PROFIT (LOSS)		12.791.036	6.913.444
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		12.791.036	6.913.444
<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		-5.061	670
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-5.061	670
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss	18	-5.061	670
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>-5.061</b>	<b>670</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>12.785.975</b>	<b>6.914.114</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		12.785.975	6.914.114

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		12.791.036	6.913.444
Profit (Loss) from Continuing Operations		12.791.036	6.913.444
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	10,11	237.623	326
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-2.071.250	1.364.259
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	-2.071.250	1.364.259
Adjustments for provisions		19.826	3.693
Adjustments for Interest (Income) Expenses		8.168.996	5.977.481
Adjustments for Interest Income	17	-212.204	-136.420
Adjustments for interest expense	17	8.381.200	6.113.901
Adjustments for unrealised foreign exchange losses ( gains)		23.756.142	24.714.150
Adjustments for Tax (Income) Expenses		1.912.609	
Other adjustments for non-cash items		-714.528	
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		-51.980.891	-36.671.330
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.033.157	5.141.036
Adjustments for decrease (increase) in inventories		17.238.484	22.256.757
Adjustments for increase (decrease) in trade accounts payable		-2.554.266	5.451.216
Adjustments for increase (decrease) in other operating payables		-5.239.591	100.260
<b>Cash Flows from (used in) Operations</b>			
		<b>2.597.347</b>	<b>35.251.292</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Purchase of Property, Plant, Equipment and Intangible Assets	10	-2.188.299	-31.795.801
Interest received		212.204	136.420
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Proceeds from borrowings		16.000.000	38.100.000
Proceeds from Loans	5	16.000.000	38.100.000
Repayments of borrowings	5	-8.995.866	-33.232.264
Decrease in Other Payables to Related Parties			-4.030.860
Interest paid		-10.856.906	-4.812.629
Other inflows (outflows) of cash		357.574	56.745
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
		<b>-2.873.946</b>	<b>-327.097</b>
Net increase (decrease) in cash and cash equivalents		-2.873.946	-327.097
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	4	<b>4.737.386</b>	<b>1.628.156</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
		<b>1.863.440</b>	<b>1.301.059</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		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										
<b>Statement of changes in equity (abstract)</b>										
<b>Statement of changes in equity (line items)</b>										
<b>Equity at beginning of period</b>	30.000.000	-3.378				234.062.050	49.145.977	313.204.649		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	13						49.145.977	49.145.977	0	0
<b>Total Comprehensive Income (Loss)</b>		670						6.913.444	6.914.114	6.914.114
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										
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>	30.000.000	-2.708				283.208.027	6.913.444	320.118.763		320.118.763
<b>Statement of changes in equity (abstract)</b>										
<b>Statement of changes in equity (line items)</b>										
<b>Equity at beginning of period</b>	73.100.000	6.168			6.000.000	234.108.027	9.364.465	322.578.660		322.578.660
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							9.364.465	-9.364.465	0	0
<b>Total Comprehensive Income (Loss)</b>		-5.061						12.791.036	12.785.975	12.785.975
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  
01.01.2018 - 31.03.2018

Current Period 01.01.2019 - 31.03.2019											
	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>73.100.000</b>	<b>1.107</b>			<b>6.000.000</b>	<b>243.472.492</b>	<b>12.791.036</b>	<b>335.364.635</b>	<b>335.364.635</b>	