



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2019 - 3. 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 30.09.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	2.452.211	5.368.513
Trade Receivables		33.269.880	4.353.431
Trade Receivables Due From Related Parties		1.935.495	
Trade Receivables Due From Unrelated Parties	6	31.334.385	4.353.431
Other Receivables		143.093	1.248.158
Other Receivables Due From Unrelated Parties		143.093	1.248.158
Inventories	7	144.542.313	187.103.020
Prepayments	8	2.795	299.319
Current Tax Assets	18	128.218	82.501
Other current assets	9	425.448	451.608
SUB-TOTAL		180.963.958	198.906.550
Total current assets		180.963.958	198.906.550
NON-CURRENT ASSETS			
Trade Receivables		218.615.623	254.570.842
Trade Receivables Due From Related Parties	20	218.615.623	254.570.842
Other Receivables		529	529
Investment property	10	74.164.987	71.056.908
Property, plant and equipment	11	7.073	9.608
Prepayments	8	784	
Deferred Tax Asset	18		1.912.609
Total non-current assets		292.788.996	327.550.496
Total assets		473.752.954	526.457.046
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	71.385.673	65.620.350
Current Portion of Non-current Borrowings	5	27.285.647	48.841.969
Trade Payables		17.142.772	40.766.069
Trade Payables to Unrelated Parties	6	17.142.772	40.766.069
Employee Benefit Obligations		93.337	174.829
Other Payables		13.316.133	25.411.500
Other Payables to Related Parties	20	13.066.551	25.411.500
Other Payables to Unrelated Parties		249.582	
Deferred Income Other Than Contract Liabilities	8	41.936.910	12.861.338
Current provisions		610.986	
Other current provisions		610.986	
Other Current Liabilities	9	2.569.509	1.556.847
SUB-TOTAL		174.340.967	195.232.902
Total current liabilities		174.340.967	195.232.902
NON-CURRENT LIABILITIES			
Long Term Borrowings	5		8.602.659
Employee Benefit Obligations		42.825	42.825
Total non-current liabilities		42.825	8.645.484
Total liabilities		174.383.792	203.878.386
EQUITY			
Equity attributable to owners of parent		299.369.162	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		6.168	6.168
Gains (Losses) on Revaluation and Remeasurement		6.168	6.168
Gains (Losses) on Remeasurements of Defined Benefit Plans		6.168	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		-23.209.498	9.364.465
Total equity		299.369.162	322.578.660
Total Liabilities and Equity		473.752.954	526.457.046

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	14	77.558.602	101.776.069	3.508.526	54.196.996
Cost of sales	14	-81.531.342	-88.763.027	-3.364.816	-42.926.411
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-3.972.740	13.013.042	143.710	11.270.585
GROSS PROFIT (LOSS)		-3.972.740	13.013.042	143.710	11.270.585
General Administrative Expenses	15	-5.180.494	-3.770.921	-1.659.687	-1.104.340
Marketing Expenses		-1.850	-183.500	0	0
Other Income from Operating Activities	16	45.853.873	142.321.361	10.224.259	96.470.445
Other Expenses from Operating Activities	16	-35.882.125	-44.328.726	-21.202.773	-30.487.610
PROFIT (LOSS) FROM OPERATING ACTIVITIES		816.664	107.051.256	-12.494.491	76.149.080
Investment Activity Income		0	0	-72.335	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		816.664	107.051.256	-12.566.826	76.149.080
Finance income	17	3.453.027	6.830.961	1.004.366	4.047.559
Finance costs	17	-25.566.580	-26.814.720	-7.576.276	-9.697.132
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-21.296.889	87.067.497	-19.138.736	70.499.507
Tax (Expense) Income, Continuing Operations		-1.912.609	0	0	0
Current Period Tax (Expense) Income		-1.912.609	0	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-23.209.498	87.067.497	-19.138.736	70.499.507
PROFIT (LOSS)		-23.209.498	87.067.497	-19.138.736	70.499.507
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		-23.209.498	87.067.497	-19.138.736	70.499.507
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		0	7.049	1.442	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		0	7.049	1.442	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		0	7.049	1.442	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-23.209.498	87.074.546	-19.137.294	70.499.507
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		-23.209.498	87.074.546	-19.137.294	70.499.507

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		47.716.688	106.328.392
Profit (Loss)		-23.209.498	87.067.497
Profit (Loss) from Continuing Operations		-23.209.498	87.067.497
Adjustments to Reconcile Profit (Loss)		35.270.279	-102.096.024
Adjustments for depreciation and amortisation expense	10	753.740	2.202
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.929.614	-7.837.228
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	1.929.614	-7.837.228
Adjustments for provisions		479.766	6.113
Adjustments for Interest (Income) Expenses		22.380.047	21.598.134
Adjustments for Interest Income	17	-2.778.779	-2.316.914
Adjustments for interest expense	17	25.158.826	23.915.048
Adjustments for unrealised foreign exchange losses (gains)		9.338.226	-113.750.413
Adjustments for Tax (Income) Expenses		1.912.609	
Other adjustments to reconcile profit (loss)		-1.523.723	-2.114.832
Changes in Working Capital		35.655.907	121.356.919
Adjustments for decrease (increase) in trade accounts receivable		-2.168.236	-67.413.695
Adjustments for decrease (increase) in inventories		40.631.093	90.607.261
Adjustments for increase (decrease) in trade accounts payable		-23.623.297	4.573.680
Adjustments for increase (decrease) in other operating payables		3.316.744	8.186.106
Other Adjustments for Other Increase (Decrease) in Working Capital		17.499.603	85.403.567
Decrease (Increase) in Other Assets Related with Operations		0	65.192.805
Increase (Decrease) in Other Payables Related with Operations		17.499.603	20.210.762
Cash Flows from (used in) Operations		47.716.688	106.328.392
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.080.505	-33.726.122
Purchase of Property, Plant, Equipment and Intangible Assets		0	-12.327
Purchase of property, plant and equipment			-12.327
Cash Outflows from Acquisition of Investment Property	10	-3.859.284	-36.030.709
Interest received		2.778.779	2.316.914
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-49.514.020	-72.576.344
Proceeds from borrowings	5	63.150.000	71.100.000
Repayments of borrowings	5	-84.268.719	-92.533.931
Decrease in Other Payables to Related Parties		0	-27.119.398
Interest paid		-28.433.766	-23.485.685
Other inflows (outflows) of cash		38.465	-537.330
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-2.877.837	25.926
Net increase (decrease) in cash and cash equivalents		-2.877.837	25.926
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	4.658.091	1.628.156
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	1.780.254	1.654.082

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)	Gains (Losses) on Remeasurements of Defined Benefit Plans	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits (member)	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	30.000.000	-3.378				234.062.050	49.145.977	0	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							49.145.977	-49.145.977	0	0
Total Comprehensive Income (Loss)		7.049					87.067.497	87.074.546		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										
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										
Equity at end of period	30.000.000	3.671				283.208.027	87.067.497	400.279.195		400.279.195
Statement of changes in equity (abstract)										
Statement of changes in equity (line items)										
Equity at beginning of period	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
Total Comprehensive Income (Loss)								-23.209.498	-23.209.498	-23.209.498
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 - 30.09.2018

Current Period 01.01.2019 - 30.09.2019											
	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										
	Equity at end of period	73.100.000	6.168			6.000.000	243.472.492	-23.209.498	299.369.162	299.369.162	