



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2020 - 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 31.03.2020	Previous Period 31.12.2019
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	5.607.926	2.068.262
Trade Receivables		7.457.613	9.144.998
Trade Receivables Due From Related Parties		449.610	
Trade Receivables Due From Unrelated Parties	6	7.008.003	9.144.998
Other Receivables		259.388	157.398
Other Receivables Due From Unrelated Parties		259.388	157.398
Inventories	7	117.761.221	135.872.032
Prepayments	8	80.765	80.784
Current Tax Assets	18	3.964	157.138
Other current assets	9	31.587	2.003
<b>SUB-TOTAL</b>		<b>131.202.464</b>	<b>147.482.615</b>
<b>Total current assets</b>		<b>131.202.464</b>	<b>147.482.615</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		207.389.667	215.098.456
Trade Receivables Due From Related Parties	20	207.389.667	201.559.689
Trade Receivables Due From Unrelated Parties	6	0	13.538.767
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	164.174.726	179.770.884
Property, plant and equipment	11	5.594	6.333
<b>Total non-current assets</b>		<b>371.570.516</b>	<b>394.876.202</b>
<b>Total assets</b>		<b>502.772.980</b>	<b>542.358.817</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	84.117.962	77.422.475
Trade Payables		16.149.607	77.322.283
Trade Payables to Related Parties	6	7.835.863	58.670.338
Trade Payables to Unrelated Parties	6	8.313.744	18.651.945
Employee Benefit Obligations		86.306	89.822
Other Payables		37.494.366	35.603.335
Other Payables to Related Parties	20	37.494.366	35.235.571
Other Payables to Unrelated Parties		0	367.764
Contract Liabilities	8	25.659.960	29.476.609
Other Current Liabilities	9	49.112	738.383
<b>SUB-TOTAL</b>		<b>163.557.313</b>	<b>220.652.907</b>
<b>Total current liabilities</b>		<b>163.557.313</b>	<b>220.652.907</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		210.185	200.197
Non-current provisions for employee benefits		210.185	200.197
<b>Total non-current liabilities</b>		<b>210.185</b>	<b>200.197</b>
<b>Total liabilities</b>		<b>163.767.498</b>	<b>220.853.104</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		339.005.482	321.505.713
Issued capital	13	73.100.000	73.100.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		101.455	29.597
Gains (Losses) on Revaluation and Remeasurement		101.455	29.597
Gains (Losses) on Remeasurements of Defined Benefit Plans		101.455	29.597
Restricted Reserves Appropriated From Profits		6.000.000	6.000.000
Legal Reserves		6.000.000	6.000.000
Prior Years' Profits or Losses		242.376.116	243.472.492
Current Period Net Profit Or Loss		17.427.911	-1.096.376
<b>Total equity</b>		<b>339.005.482</b>	<b>321.505.713</b>
<b>Total Liabilities and Equity</b>		<b>502.772.980</b>	<b>542.358.817</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	14	51.568.008	15.369.000
Cost of sales	14	-36.888.649	-15.190.482
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		14.679.359	178.518
GROSS PROFIT (LOSS)		14.679.359	178.518
General Administrative Expenses	15	-1.773.508	-1.507.227
Other Income from Operating Activities	16	8.786.194	24.764.537
Other Expenses from Operating Activities	16	-2.165.356	-765.910
PROFIT (LOSS) FROM OPERATING ACTIVITIES		19.526.689	22.669.918
Investment Activity Income		142.707	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		19.669.396	22.669.918
Finance income	17	117.870	466.246
Finance costs	17	-2.359.355	-8.432.519
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		17.427.911	14.703.645
Tax (Expense) Income, Continuing Operations		0	-1.912.609
Deferred Tax (Expense) Income		0	-1.912.609
PROFIT (LOSS) FROM CONTINUING OPERATIONS		17.427.911	12.791.036
PROFIT (LOSS)		17.427.911	12.791.036
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	
Owners of Parent		17.427.911	12.791.036
<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		71.858	-5.061
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		71.858	-5.061
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		0	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>71.858</b>	<b>-5.061</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>17.499.769</b>	<b>12.785.975</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		17.499.769	12.785.975

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 31.03.2020	Previous Period 01.01.2019 - 31.03.2019
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-16.363.331</b>	<b>2.597.347</b>
Profit (Loss)		17.427.911	12.791.036
Profit (Loss) from Continuing Operations		17.427.911	12.791.036
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-8.151.865</b>	<b>31.299.563</b>
Adjustments for depreciation and amortisation expense	10,11,15	162.398	237.623
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-2.621.199	-2.061.279
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	16	-643.521	9.971
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	-1.977.678	-2.071.250
Adjustments for provisions		81.846	
Adjustments for (Reversal of) Provisions Related with Employee Benefits		81.846	
Adjustments for Interest (Income) Expenses		2.226.989	8.168.996
Adjustments for Interest Income	17	-26.429	-212.204
Adjustments for interest expense	17	2.253.418	8.381.200
Adjustments for unrealised foreign exchange losses (gains)		-7.696.406	23.756.142
Adjustments for Tax (Income) Expenses	18		1.912.609
Other adjustments for non-cash items		-305.493	
Other adjustments to reconcile profit (loss)			-714.528
<b>Changes in Working Capital</b>		<b>-25.639.377</b>	<b>-41.493.252</b>
Adjustments for decrease (increase) in trade accounts receivable		17.736.104	-51.980.891
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		323.148	1.043.012
Adjustments for decrease (increase) in inventories		20.088.489	17.238.484
Decrease (Increase) in Prepaid Expenses	18	3.964	
Adjustments for increase (decrease) in trade accounts payable		-61.172.677	-2.554.266
Adjustments for increase (decrease) in other operating payables		-2.618.405	-5.239.591
<b>Cash Flows from (used in) Operations</b>		<b>-16.363.331</b>	<b>2.597.347</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>15.460.927</b>	<b>-1.976.095</b>
Cash Inflows from Sale of Investment Property	10	18.273.838	
Cash Outflows from Acquisition of Investment Property	10	-2.839.340	-2.188.299
Interest received		26.429	212.204
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>5.019.564</b>	<b>-3.495.198</b>
Proceeds from borrowings	5	45.400.000	16.000.000
Repayments of borrowings	5	-39.100.005	-8.995.866
Interest paid		-1.857.927	-10.856.906
Other inflows (outflows) of cash	4	577.496	357.574
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>4.117.160</b>	<b>-2.873.946</b>
Net increase (decrease) in cash and cash equivalents		4.117.160	-2.873.946
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>1.357.840</b>	<b>4.737.386</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>5.475.000</b>	<b>1.863.440</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		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	
<b>Statement of changes in equity (abstract)</b>										
<b>Statement of changes in equity (line items)</b>										
<b>Equity at beginning of period</b>	<b>73.100.000</b>	<b>6.168</b>			<b>6.000.000</b>	<b>234.108.027</b>	<b>9.364.465</b>	<b>322.578.660</b>	<b>0</b>	<b>322.578.660</b>
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>		<b>-5.061</b>					<b>12.791.036</b>	<b>12.785.975</b>	<b>0</b>	<b>12.785.975</b>
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>	<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>0</b>	<b>335.364.635</b>
<b>Statement of changes in equity (abstract)</b>										
<b>Statement of changes in equity (line items)</b>										
<b>Equity at beginning of period</b>	<b>73.100.000</b>	<b>29.597</b>			<b>6.000.000</b>	<b>243.472.492</b>	<b>-1.096.376</b>	<b>321.505.713</b>	<b>0</b>	<b>321.505.713</b>
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							-1.096.376	1.096.376	0	0
<b>Total Comprehensive Income (Loss)</b>		<b>71.858</b>					<b>0</b>	<b>17.427.911</b>	<b>17.499.769</b>	<b>0</b>
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  
01.01.2019 - 31.03.2019

Current Period 01.01.2020 - 31.03.2020										
	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>101.455</b>				<b>242.376.116</b>	<b>17.427.911</b>	<b>339.005.462</b>	<b>0 339.005.462</b>