



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2020 - 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	Partial Positive

Ara Dönem Finansal Tablolara İlişkin Sınırlı Denetim Raporu

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Genel Kurulu'na,

Giriş

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2020 tarihli ilişikteki ara dönem finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait kâr veya zarar ve diğer kapsamlı gelir tablosunun, özkaynak değişim tablosunun ve nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem finansal tabloların Türkiye Finansal Raporlama Standartları'na uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem 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 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 finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem 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.

Şartlı Sonucun Dayanağı

Şirket'in Çamlıca arazisine ait hisselerin toplam 7.955,05 m2 arsa alanına denk gelen kısmı üzerindeki Şirket ortaklarından Hasan Peker'e ait intifa hakları 100.000.000 TL karşılığında 30 Aralık 2019 tarihinde Şirket lehine terkin edilmiştir. Sermaye Piyasası Kurulu 12.03.2020 tarih ve 17 sayılı bülteninde ilan edilen kararı ile söz konusu intifa hakları için yeniden bir değerlendirme raporu hazırlanmasını, yeni raporda takdir edilecek değerlerin daha düşük belirlenmesi halinde terkin bedelinin düzeltilmesini; buna bağlı olarak Şirket'in 31 Aralık 2019 tarihli finansal tablolarının olası düzeltmenin etkilerini içerecek şekilde yeniden düzenlenmesini talep etmiştir. 15.05.2020 tarihinde Şirket tarafından Kamuyu Aydınlatma Platformu'nda ilan edilen yeni değerlendirme raporunda anılan intifa haklarının değeri 44.515.000 Türk Lirası olarak takdir edilmiştir. Bu değere Hasan Peker'in itirazı nedeniyle yeni değerlendirme raporunun değerlendirme standartlarına uygunluğunun gözden geçirilmesi için Türkiye Değerleme Uzmanları Birliği'ne başvuru yapılmıştır. Rapor tarihi itibarıyla süreç devam etmektedir, bu nedenle ilişikteki finansal tablolarda herhangi bir düzeltme gerekip gerekmeyeceği belirlenmemiştir.

Dikkat Çekilen Husus - Covid 19 Salgınıyla İlgili Belirsizlik

Son zamanlarda küresel olduğu kadar bölgesel olarak da ekonomik koşulları olumsuz etkileyen Covid 19 salgınının, Şirket'in faaliyetlerini aksattığını ve bu salgının nihai etkisinin şu an itibarıyla belirsiz olması nedeniyle Şirket'in faaliyetleri üzerindeki etkisinin makul bir şekilde tahmin edilemediğini açıklayan 1 no'lu finansal tablo dipnotuna dikkat çekeriz. Ancak bu husus, tarafımızca verilen sonucu etkilememektedir.

Şartlı Sonuç

Sınırlı denetimimize göre, Şartlı Sonucun Dayanağı bölümünde belirtilen hususun ara dönem finansal tablolarda gerektirebileceği düzeltmeler hariç olmak üzere, ilişikteki ara dönem finansal tabloların, Şirket'in 30 Haziran 2020 tarihi itibarıyla finansal durumunun, finansal performansının ve aynı tarihte sona eren 6 aylık döneme ilişkin nakit akışlarının Türkiye Finansal Raporlama 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

29 Temmuz 2020

İstanbul, Türkiye

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2020	Previous Period 31.12.2019
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	3.320.283	2.068.262
Trade Receivables		4.604.605	9.144.998
Trade Receivables Due From Related Parties	20	736.184	0
Trade Receivables Due From Unrelated Parties	6	3.868.421	9.144.998
Other Receivables		575.309	157.398
Other Receivables Due From Unrelated Parties		575.309	157.398
Inventories	7	110.083.752	135.872.032
Prepayments	8	92.704	80.784
Current Tax Assets	18	6.677	157.138
Other current assets	9	469.334	2.003
SUB-TOTAL		119.152.664	147.482.615
Total current assets	6	119.152.664	147.482.615
NON-CURRENT ASSETS			
Trade Receivables		213.279.046	215.098.456
Trade Receivables Due From Related Parties	20	213.279.046	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	166.517.915	179.770.884
Property, plant and equipment	11	4.642	6.333
Total non-current assets		379.802.132	394.876.202
Total assets		498.954.796	542.358.817
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	71.770.134	77.422.475
Trade Payables		14.525.519	77.322.283
Trade Payables to Related Parties		7.834.486	58.670.338
Trade Payables to Unrelated Parties	6	6.691.033	18.651.945
Employee Benefit Obligations		73.753	89.822
Other Payables		36.057.272	35.603.335
Other Payables to Related Parties	20	36.057.272	35.235.571
Other Payables to Unrelated Parties			367.764
Contract Liabilities	8	255.000	29.476.609
Current tax liabilities, current		1.430.203	0
Other Current Liabilities	9	1.889.035	738.383
SUB-TOTAL		126.000.916	220.652.907
Total current liabilities		126.000.916	220.652.907
NON-CURRENT LIABILITIES			
Non-current provisions		163.322	200.197
Non-current provisions for employee benefits		163.322	200.197
Total non-current liabilities		163.322	200.197
Total liabilities		126.164.238	220.853.104
EQUITY			
Equity attributable to owners of parent		372.790.558	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		125.777	29.597
Gains (Losses) on Revaluation and Remeasurement		125.777	29.597
Gains (Losses) on Remeasurements of Defined Benefit Plans		125.777	29.597
Restricted Reserves Appropriated From Profits		9.963.926	6.000.000
Prior Years' Profits or Losses		238.412.190	243.472.492
Current Period Net Profit Or Loss		51.188.665	-1.096.376
Total equity		372.790.558	321.505.713
Total Liabilities and Equity		498.954.796	542.358.817

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019	Current Period 3 Months 01.04.2020 - 30.06.2020	Previous Period 3 Months 01.04.2019 - 30.06.2019
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	14	59.807.601	74.050.076	8.239.593	58.681.076
Cost of sales	14	-44.064.514	-78.166.526	-7.175.865	-62.976.044
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		15.743.087	-4.116.450	1.063.728	-4.294.968
GROSS PROFIT (LOSS)		15.743.087	-4.116.450	1.063.728	-4.294.968
General Administrative Expenses	15	-3.666.285	-3.520.807	-1.892.777	-2.013.580
Marketing Expenses		0	-1.850	0	-1.850
Other Income from Operating Activities	16	48.238.144	35.629.614	39.451.950	10.865.077
Other Expenses from Operating Activities	16	-3.420.535	-14.679.352	-1.255.179	-13.913.442
PROFIT (LOSS) FROM OPERATING ACTIVITIES		56.894.411	13.311.155	37.367.722	-9.358.763
Investment Activity Income		148.594	72.335	5.887	72.335
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		57.043.005	13.383.490	37.373.609	-9.286.428
Finance income	17	766.648	2.448.661	648.778	1.982.415
Finance costs	17	-5.190.785	-17.990.304	-2.831.430	-9.557.785
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		52.618.868	-2.158.153	35.190.957	-16.861.798
Tax (Expense) Income, Continuing Operations		-1.430.203	-1.912.609	-1.430.203	0
Current Period Tax (Expense) Income		-1.430.203		-1.430.203	
Deferred Tax (Expense) Income		0	-1.912.609	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		51.188.665	-4.070.762	33.760.754	-16.861.798
PROFIT (LOSS)		51.188.665	-4.070.762	33.760.754	-16.861.798
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		51.188.665	-4.070.762	33.760.754	-16.861.798
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		96.180	-1.442	24.322	3.619
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		96.180	-1.442	24.322	3.619
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		96.180	-1.442	24.322	3.619
TOTAL COMPREHENSIVE INCOME (LOSS)		51.284.845	-4.072.204	33.785.076	-16.858.179
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		51.284.845	-4.072.204	33.785.076	-16.858.179

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.06.2020	Previous Period 01.01.2019 - 30.06.2019
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		51.188.665	-4.070.762
Profit (Loss) from Continuing Operations		51.188.665	-4.070.762
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10, 11	485.994	482.749
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-2.764.480	1.929.614
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	-2.764.480	1.929.614
Adjustments for provisions		91.404	-22.418
Adjustments for (Reversal of) Provisions Related with Employee Benefits		59.305	0
Adjustments for (Reversal of) Other Provisions		32.099	-22.418
Adjustments for Interest (Income) Expenses		4.712.788	15.898.661
Adjustments for Interest Income	17	-44.783	-1.926.576
Adjustments for interest expense	17	4.757.571	17.825.237
Adjustments for unrealised foreign exchange losses (gains)		-7.696.406	19.604.375
Adjustments for Tax (Income) Expenses		1.430.203	1.912.609
Other adjustments to reconcile profit (loss)		0	-1.133.796
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		14.024.113	-20.514.284
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-746.701	2.288.120
Adjustments for decrease (increase) in inventories		28.552.760	38.371.555
Adjustments for increase (decrease) in trade accounts payable		-62.796.765	-27.048.544
Adjustments for increase (decrease) in other operating payables		-27.633.091	-8.511.881
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		18.273.838	0
Proceeds from sales of property, plant and equipment		18.273.838	0
Cash Outflows from Acquisition of Investment Property	10	-5.505.172	-3.068.753
Interest received		44.783	1.926.576
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	5	49.400.000	39.650.000
Repayments of borrowings	5	-55.000.005	-38.900.225
Interest paid		-4.809.907	-21.299.902
Other inflows (outflows) of cash		178.469	710.422
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		1.430.490	-1.795.884
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	1.889.793	4.658.091
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	3.320.283	2.862.207

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	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)		-1.442					-4.070.762	-4.072.204	-4.072.204
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	73.100.000	4.726			6.000.000	243.472.492	-4.070.762	318.506.456	318.506.456
Statement of changes in equity (abstract)									
Statement of changes in equity (line items)									
Equity at beginning of period	73.100.000	29.597			6.000.000	243.472.492	-1.096.376	321.505.713	321.505.713
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					3.963.926	-5.060.302	1.096.376	0	0
Total Comprehensive Income (Loss)		96.180					51.188.665	51.284.845	51.284.845
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 - 30.06.2019

