



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Unconsolidated**  
**2020 - 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 30.09.2020	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	2.146.772	2.068.262
Trade Receivables		15.763.630	9.144.998
Trade Receivables Due From Related Parties	20	1.211.979	0
Trade Receivables Due From Unrelated Parties	6	14.551.651	9.144.998
Other Receivables		507.972	157.398
Other Receivables Due From Unrelated Parties		507.972	157.398
Inventories	7	104.338.715	135.872.032
Prepayments	8	91.734	80.784
Current Tax Assets	18	6.963	157.138
Other current assets	9	3.000	2.003
<b>SUB-TOTAL</b>		<b>122.858.786</b>	<b>147.482.615</b>
<b>Total current assets</b>		<b>122.858.786</b>	<b>147.482.615</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		238.584.610	215.098.456
Trade Receivables Due From Related Parties	20	238.584.610	201.559.689
Trade Receivables Due From Unrelated Parties		0	13.538.767
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	167.918.630	179.770.884
Property, plant and equipment	11	3.797	6.333
<b>Total non-current assets</b>		<b>406.507.566</b>	<b>394.876.202</b>
<b>Total assets</b>		<b>529.366.352</b>	<b>542.358.817</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	68.849.995	77.422.475
Trade Payables	6,20	14.261.513	77.322.283
Trade Payables to Related Parties	20	8.180.296	58.670.338
Trade Payables to Unrelated Parties	6	6.081.217	18.651.945
Employee Benefit Obligations		110.273	89.822
Other Payables		28.272.227	35.603.335
Other Payables to Related Parties	20	28.272.227	35.235.571
Other Payables to Unrelated Parties		0	367.764
Contract Liabilities	8	0	29.476.609
Current tax liabilities, current	18	1.693.655	
Current provisions		762.499	738.383
Other current provisions	9	762.499	738.383
<b>SUB-TOTAL</b>		<b>113.950.162</b>	<b>220.652.907</b>
<b>Total current liabilities</b>		<b>113.950.162</b>	<b>220.652.907</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		177.226	200.197
Non-current provisions for employee benefits		177.226	200.197
<b>Total non-current liabilities</b>		<b>177.226</b>	<b>200.197</b>
<b>Total liabilities</b>		<b>114.127.388</b>	<b>220.853.104</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		415.238.964	321.505.713
Issued capital	13	253.000.000	73.100.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		142.948	29.597
Gains (Losses) on Revaluation and Remeasurement		142.948	29.597
Gains (Losses) on Remeasurements of Defined Benefit Plans		142.948	29.597
Restricted Reserves Appropriated From Profits		9.963.926	6.000.000
Prior Years' Profits or Losses		58.512.190	243.472.492
Current Period Net Profit Or Loss		93.619.900	-1.096.376
<b>Total equity</b>		<b>415.238.964</b>	<b>321.505.713</b>
<b>Total Liabilities and Equity</b>		<b>529.366.352</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 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019	Current Period 3 Months 01.07.2020 - 30.09.2020	Previous Period 3 Months 01.07.2019 - 30.09.2019
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	14	69.059.994	77.558.602	9.252.393	3.508.526
Cost of sales	14	-49.818.588	-81.531.342	-5.754.074	-3.364.816
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>19.241.406</b>	<b>-3.972.740</b>	<b>3.498.319</b>	<b>143.710</b>
<b>GROSS PROFIT (LOSS)</b>		<b>19.241.406</b>	<b>-3.972.740</b>	<b>3.498.319</b>	<b>143.710</b>
General Administrative Expenses	15	-5.689.624	-5.180.494	-2.023.339	-1.659.687
Marketing Expenses			-1.850		
Other Income from Operating Activities	16	95.247.606	45.853.873	47.009.462	10.224.259
Other Expenses from Operating Activities	16	-7.300.405	-35.882.125	-3.879.870	-21.202.773
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>101.498.983</b>	<b>816.664</b>	<b>44.604.572</b>	<b>-12.494.491</b>
Investment Activity Income		203.932		55.338	
Investment Activity Expenses					-72.335
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>101.702.915</b>	<b>816.664</b>	<b>44.659.910</b>	<b>-12.566.826</b>
Finance income	17	1.100.781	3.453.027	334.133	1.004.366
Finance costs	17	-7.490.141	-25.566.580	-2.299.356	-7.576.276
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>95.313.555</b>	<b>-21.296.889</b>	<b>42.694.687</b>	<b>-19.138.736</b>
Tax (Expense) Income, Continuing Operations		-1.693.655	-1.912.609	-263.452	0
Current Period Tax (Expense) Income		-1.693.655		-263.452	
Deferred Tax (Expense) Income		0	-1.912.609	0	0
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>93.619.900</b>	<b>-23.209.498</b>	<b>42.431.235</b>	<b>-19.138.736</b>
<b>PROFIT (LOSS)</b>		<b>93.619.900</b>	<b>-23.209.498</b>	<b>42.431.235</b>	<b>-19.138.736</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		93.619.900	-23.209.498	42.431.235	-19.138.736
<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		113.351		17.171	1.442
Gains (Losses) on Remeasurements of Defined Benefit Plans		113.351		17.171	1.442
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>113.351</b>	<b>0</b>	<b>17.171</b>	<b>1.442</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>93.733.251</b>	<b>-23.209.498</b>	<b>42.448.406</b>	<b>-19.137.294</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		93.733.251	-23.209.498	42.448.406	-19.137.294

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2020 - 30.09.2020	Previous Period 01.01.2019 - 30.09.2019
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>			
Profit (Loss)		93.619.900	-23.209.498
Profit (Loss) from Continuing Operations		93.619.900	-23.209.498
<b>Adjustments to Reconcile Profit (Loss)</b>			
Adjustments for depreciation and amortisation expense	10,11	600.364	753.740
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-3.160.870	1.929.614
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	16	141.683	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories	7	-3.302.553	1.929.614
Adjustments for provisions		90.380	479.766
Adjustments for (Reversal of) Provisions Related with Employee Benefits		90.380	479.766
Adjustments for Interest (Income) Expenses		6.944.457	22.380.047
Adjustments for Interest Income	17	-46.686	-2.778.779
Adjustments for interest expense	17	6.991.143	25.158.826
Adjustments for unrealised foreign exchange losses (gains)		-73.672.613	9.338.226
Adjustments for Tax (Income) Expenses	18	1.693.655	1.912.609
Other adjustments to reconcile profit (loss)		0	-1.523.723
<b>Changes in Working Capital</b>			
Adjustments for decrease (increase) in trade accounts receivable		43.426.145	-2.168.236
Decrease (Increase) in Trade Accounts Receivables from Related Parties		43.426.145	-2.168.236
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-36.763.150	17.499.603
Adjustments for decrease (increase) in inventories		34.835.870	40.631.093
Adjustments for increase (decrease) in trade accounts payable		-63.060.770	-23.623.297
Adjustments for increase (decrease) in other operating payables		-212.346	3.316.744
<b>Cash Flows from (used in) Operations</b>			
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
Cash Inflows from Sale of Investment Property	10	18.273.838	
Cash Outflows from Acquisition of Investment Property	10	-7.019.413	-3.859.284
Interest received		46.686	2.778.779
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
Proceeds from borrowings	5	72.850.000	63.150.000
Repayments of borrowings		-81.100.005	-84.268.719
Interest paid		-7.313.618	-28.433.766
Other inflows (outflows) of cash	4	178.469	38.465
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		256.979	-2.877.837
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
	4	1.889.793	4.658.091
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
	4	2.146.772	1.780.254

# 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>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	
Total Comprehensive Income (Loss)								-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									
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>6.168</b>			<b>6.000.000</b>	<b>243.472.492</b>	<b>-23.209.498</b>	<b>299.369.162</b>	<b>299.369.162</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>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									
Total Comprehensive Income (Loss)		113.351					93.619.900	93.733.251	93.733.251
Profit (loss)									
Other Comprehensive Income (Loss)		113.351					93.619.900	93.733.251	93.733.251
Issue of equity	179.900.000				3.963.926	-184.960.302	1.096.376		
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 - 30.09.2019

Current Period 01.01.2020 - 30.09.2020													
	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>253.000.000</b>		<b>142.948</b>				<b>9.963.926</b>	<b>58.512.190</b>	<b>93.619.900</b>	<b>415.238.964</b>		<b>415.238.964</b>