



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2021 - 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 31.03.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	695.531	2.233.101
Trade Receivables		1.822.505	542.977
Trade Receivables Due From Related Parties	20	24.914	0
Trade Receivables Due From Unrelated Parties	6	1.797.591	542.977
Other Receivables		235.425	238.601
Other Receivables Due From Unrelated Parties		235.425	238.601
Inventories	7	99.404.317	101.429.318
Prepayments	8	93.000	90.765
Current Tax Assets	18	700	7.569
Other current assets	9	2.964.844	3.494.024
SUB-TOTAL		105.216.322	108.036.355
Total current assets		105.216.322	108.036.355
NON-CURRENT ASSETS			
Financial Investments		9.116.400	0
Trade Receivables		260.060.502	228.399.209
Trade Receivables Due From Related Parties	20	260.060.502	228.399.209
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	162.701.817	171.705.864
Property, plant and equipment	11	14.958	2.951
Total non-current assets		431.894.206	400.108.553
Total assets		537.110.528	508.144.908
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	75.600.000	71.599.995
Trade Payables		13.450.593	17.175.078
Trade Payables to Related Parties	20	7.834.715	7.836.296
Trade Payables to Unrelated Parties	6	5.615.878	9.338.782
Other Payables		12.121.188	20.955.340
Other Payables to Related Parties	20	11.971.449	20.877.730
Other Payables to Unrelated Parties		149.739	77.610
Contract Liabilities	8	6.595.475	7.372.781
Current tax liabilities, current	18	1.815.798	1.671.353
Current provisions		113.076	118.224
Current provisions for employee benefits		113.076	118.224
Other Current Liabilities	9	3.959	3.903
SUB-TOTAL		109.700.089	118.896.674
Total current liabilities		109.700.089	118.896.674
NON-CURRENT LIABILITIES			
Non-current provisions		300.456	198.020
Non-current provisions for employee benefits		300.456	198.020
Total non-current liabilities		300.456	198.020
Total liabilities		110.000.545	119.094.694
EQUITY			
Equity attributable to owners of parent		427.109.983	389.050.214
Issued capital	13	253.000.000	253.000.000
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		159.506	100.648
Gains (Losses) on Revaluation and Remeasurement		159.506	100.648
Gains (Losses) on Remeasurements of Defined Benefit Plans		159.506	100.648
Restricted Reserves Appropriated From Profits		9.963.926	9.963.926
Prior Years' Profits or Losses		125.985.640	58.512.190
Current Period Net Profit Or Loss		38.000.911	67.473.450
Total equity		427.109.983	389.050.214
Total Liabilities and Equity		537.110.528	508.144.908

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	14	27.516.957	51.568.008
Cost of sales	14	-16.924.199	-36.888.649
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		10.592.758	14.679.359
GROSS PROFIT (LOSS)		10.592.758	14.679.359
General Administrative Expenses	15	-2.183.981	-1.773.508
Other Income from Operating Activities	16	44.579.438	8.786.194
Other Expenses from Operating Activities	16	-10.975.709	-2.165.356
PROFIT (LOSS) FROM OPERATING ACTIVITIES		42.012.506	19.526.689
Investment Activity Income			142.707
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		42.012.506	19.669.396
Finance income	17	213.935	117.870
Finance costs	17	-4.225.530	-2.359.355
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		38.000.911	17.427.911
PROFIT (LOSS) FROM CONTINUING OPERATIONS		38.000.911	17.427.911
PROFIT (LOSS)		38.000.911	17.427.911
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	0
Owners of Parent		38.000.911	17.427.911
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		58.858	71.858
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		58.858	71.858
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		58.858	71.858
TOTAL COMPREHENSIVE INCOME (LOSS)		38.059.769	17.499.769
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	0
Owners of Parent		38.059.769	17.499.769

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 31.03.2021	Previous Period 01.01.2020 - 31.03.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		38.000.911	17.427.911
Profit (Loss) from Continuing Operations		38.000.911	17.427.911
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11	265.233	162.398
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-1.923.963	-2.621.199
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	16	99.011	-643.521
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		-2.022.974	-1.977.678
Adjustments for provisions		156.146	81.846
Adjustments for (Reversal of) Provisions Related with Employee Benefits		156.146	81.846
Adjustments for Interest (Income) Expenses		4.045.062	2.226.989
Adjustments for Interest Income	17	-13.990	-26.429
Adjustments for interest expense	17	4.059.052	2.253.418
Adjustments for unrealised foreign exchange losses (gains)		-38.871.509	-7.696.406
Other adjustments for non-cash items			-305.493
Adjustments for losses (gains) on disposal of non-current assets		-9.592.654	
Adjustments for Losses (Gains) Arised From Sale of Investment Property		-9.592.654	
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		5.908.156	17.736.104
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-8.579.410	323.148
Adjustments for decrease (increase) in inventories		4.047.975	20.088.489
Decrease (Increase) in Prepaid Expenses			3.964
Adjustments for increase (decrease) in trade accounts payable		-3.724.485	-61.172.677
Adjustments for increase (decrease) in other operating payables		-9.611.402	-2.618.405
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Purchase of Property, Plant, Equipment and Intangible Assets		-13.410	
Purchase of intangible assets		-13.410	
Cash Inflows from Sale of Investment Property		24.435.250	18.273.838
Cash Outflows from Acquisition of Investment Property		-6.102.379	-2.839.340
Interest received		13.990	26.429
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	5	44.900.000	45.400.000
Repayments of borrowings	5	-40.899.995	-39.100.005
Interest paid		-4.059.052	-1.857.927
Other inflows (outflows) of cash	4	3.150	577.496
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-1.602.386	4.117.160
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	2.294.167	1.357.840
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	691.781	5.475.000



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	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							-1.096.376	1.096.376	0
Total Comprehensive Income (Loss)		71.858					17.427.911	17.499.769	17.499.769
Profit (loss)									
Other Comprehensive Income (Loss)									
Issue of equity								0	0
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	101.455			6.000.000	242.376.116	17.427.911	339.005.462	339.005.462
Statement of changes in equity (abstract)									
Statement of changes in equity (line items)									
Equity at beginning of period	253.000.000	100.648			9.963.926	58.512.190	67.473.450	389.050.214	389.050.214
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							67.473.450	-67.473.450	
Total Comprehensive Income (Loss)		58.858					38.000.911	38.059.769	38.059.769
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
01.01.2020 - 31.03.2020

Current Period 01.01.2021 - 31.03.2021													
	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	253.000.000		159.506				9.963.926	125.985.640	38.000.911	427.109.983		427.109.983