



**KAMUYU AYDINLATMA PLATFORMU**

**PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.**  
**Financial Report**  
**Consolidated**  
**2021 - 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	Positive

## Ara Dönem Konsolide Finansal Tablolara İlişkin Sınırlı Denetim Raporu

### Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na,

#### Giriş

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi ile bağlı ortaklıklarının ("Grup") 30 Haziran 2021 tarihli ilişikteki ara dönem konsolide finansal durum tablosunun ve aynı tarihte sona eren altı aylık ara hesap dönemine ait konsolide kâr veya zarar ve konsolide diğer kapsamlı gelir tablosunun, konsolide özkaynak değişim tablosunun ve konsolide nakit akış tablosu ile önemli muhasebe politikalarının özetinin ve diğer açıklayıcı dipnotlarının sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem konsolide 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 konsolide 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.

## Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem konsolide finansal tabloların, Grup'un 30 Haziran 2021 tarihi itibarıyla konsolide finansal durumunun, konsolide finansal performansının ve aynı tarihte sona eren 6 aylık döneme ilişkin konsolide 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

11 Temmuz 2021

İstanbul, Türkiye

## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2021	Previous Period 31.12.2020
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	97.627.758	2.233.101
Trade Receivables		1.821.232	542.977
Trade Receivables Due From Unrelated Parties	6	1.821.232	542.977
Other Receivables		210.045	238.601
Other Receivables Due From Unrelated Parties		210.045	238.601
Inventories	7	98.154.739	101.429.318
Prepayments	8	153.000	90.765
Current Tax Assets	18	7.391	7.569
Other current assets	9	2.682.843	3.494.024
<b>SUB-TOTAL</b>		<b>200.657.008</b>	<b>108.036.355</b>
<b>Total current assets</b>		<b>200.657.008</b>	<b>108.036.355</b>
<b>NON-CURRENT ASSETS</b>			
Trade Receivables		268.128.595	228.399.209
Trade Receivables Due From Related Parties	20	268.128.595	228.399.209
Trade Receivables Due From Unrelated Parties		0	0
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	172.249.276	171.705.864
Property, plant and equipment	11	6.323.417	2.951
Prepayments	8	75.567.908	0
<b>Total non-current assets</b>		<b>522.269.725</b>	<b>400.108.553</b>
<b>Total assets</b>		<b>722.926.733</b>	<b>508.144.908</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	6.400.000	71.599.995
Trade Payables	6,20	12.070.604	17.219.543
Trade Payables to Related Parties	20	5.800.022	7.836.296
Trade Payables to Unrelated Parties	6	6.270.582	9.383.247
Employee Benefit Obligations		132.015	118.224
Other Payables		6.601.771	20.955.340
Other Payables to Related Parties	20	6.381.317	20.877.730
Other Payables to Unrelated Parties		220.454	77.610
Contract Liabilities	8	5.363.286	7.372.781
Current tax liabilities, current	18	2.431.661	1.671.353
Current provisions		0	0
Other Current Liabilities		3.802	3.903
<b>SUB-TOTAL</b>		<b>33.003.139</b>	<b>118.941.139</b>
<b>Total current liabilities</b>		<b>33.003.139</b>	<b>118.941.139</b>
<b>NON-CURRENT LIABILITIES</b>			
Non-current provisions		324.850	198.020
Non-current provisions for employee benefits		324.850	198.020
<b>Total non-current liabilities</b>		<b>324.850</b>	<b>198.020</b>
<b>Total liabilities</b>		<b>33.327.989</b>	<b>119.139.159</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		689.598.744	389.005.749
Issued capital	13	253.000.000	253.000.000
Capital Advance		259.131.418	
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		1.150.954	100.648
Gains (Losses) on Revaluation and Remeasurement		147.389	100.648
Gains (Losses) on Remeasurements of Defined Benefit Plans		147.389	100.648
Exchange Differences on Translation		1.003.565	0
Restricted Reserves Appropriated From Profits		9.963.926	9.963.926
Prior Years' Profits or Losses		125.941.175	58.512.190
Current Period Net Profit Or Loss		40.411.271	67.428.985
<b>Total equity</b>		<b>689.598.744</b>	<b>389.005.749</b>

Total Liabilities and Equity

722.926.733

508.144.908

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020	Current Period 3 Months 01.04.2021 - 30.06.2021	Previous Period 3 Months 01.04.2020 - 30.06.2020
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
Revenue	14	30.321.228	59.807.601	2.795.061	8.239.593
Cost of sales	14	-18.315.227	-44.064.514	-1.391.028	-7.175.865
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>12.006.001</b>	<b>15.743.087</b>	<b>1.404.033</b>	<b>1.063.728</b>
<b>GROSS PROFIT (LOSS)</b>		<b>12.006.001</b>	<b>15.743.087</b>	<b>1.404.033</b>	<b>1.063.728</b>
General Administrative Expenses	15	-7.944.785	-3.666.285	-5.703.128	-1.892.777
Other Income from Operating Activities	16	63.334.330	48.238.144	18.754.892	39.451.950
Other Expenses from Operating Activities	16	-18.130.443	-3.420.535	-7.154.734	-1.255.179
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>49.265.103</b>	<b>56.894.411</b>	<b>7.301.063</b>	<b>37.367.722</b>
Investment Activity Income		0	148.594	0	5.887
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>49.265.103</b>	<b>57.043.005</b>	<b>7.301.063</b>	<b>37.373.609</b>
Finance income	17	1.010.793	766.648	796.858	648.778
Finance costs	17	-9.352.128	-5.190.785	-5.125.023	-2.831.430
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>40.923.768</b>	<b>52.618.868</b>	<b>2.972.898</b>	<b>35.190.957</b>
Tax (Expense) Income, Continuing Operations		-512.497	-1.430.203	-512.497	-1.430.203
Current Period Tax (Expense) Income	18	-512.497	-1.430.203	-512.497	-1.430.203
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>40.411.271</b>	<b>51.188.665</b>	<b>2.460.401</b>	<b>33.760.754</b>
<b>PROFIT (LOSS)</b>		<b>40.411.271</b>	<b>51.188.665</b>	<b>2.460.401</b>	<b>33.760.754</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		40.411.271	51.188.665	2.460.401	33.760.754
<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		46.741	96.180	-12.117	24.322
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		1.003.565	0	355.671	0
Exchange Differences on Translation		1.003.565	0	355.671	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>1.050.306</b>	<b>96.180</b>	<b>343.554</b>	<b>24.322</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>41.461.577</b>	<b>51.284.845</b>	<b>2.803.955</b>	<b>33.785.076</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		41.461.577	51.284.845	2.803.955	33.785.076

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-18.251.888</b>	<b>-1.151.516</b>
Profit (Loss)		40.411.271	51.188.665
Profit (Loss) from Continuing Operations		40.411.271	51.188.665
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-1.454.375</b>	<b>-3.740.497</b>
Adjustments for depreciation and amortisation expense	10,11	862.285	485.994
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-2.827.598	-2.764.480
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories		-2.827.598	-2.764.480
Adjustments for provisions		304.489	91.404
Adjustments for (Reversal of) Provisions Related with Employee Benefits		187.362	59.305
Adjustments for (Reversal of) General Provisions		117.127	32.099
Adjustments for Interest (Income) Expenses		8.103.195	4.712.788
Adjustments for Interest Income	17	-147.594	-44.783
Adjustments for interest expense	17	8.250.789	4.757.571
Adjustments for unrealised foreign exchange losses (gains)		1.183.411	-7.696.406
Adjustments for Tax (Income) Expenses		512.497	1.430.203
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	
<b>Changes in Working Capital</b>		<b>-57.208.784</b>	<b>-48.599.684</b>
Adjustments for decrease (increase) in trade accounts receivable		-41.124.769	14.024.113
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-742.054	-746.701
Adjustments for decrease (increase) in inventories		6.102.177	28.552.760
Adjustments for increase (decrease) in trade accounts payable		-5.148.939	-62.796.765
Adjustments for increase (decrease) in other operating payables		-16.295.199	-27.633.091
<b>Cash Flows from (used in) Operations</b>		<b>-18.251.888</b>	<b>-1.151.516</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-72.034.089</b>	<b>12.813.449</b>
Purchase of Property, Plant, Equipment and Intangible Assets		-6.431.030	
Purchase of property, plant and equipment		-6.431.030	
Cash Inflows from Sale of Investment Property		24.435.250	18.273.838
Cash Outflows from Acquisition of Investment Property	10	-14.617.995	-5.505.172
Cash advances and loans made to other parties		-75.567.908	
Interest received		147.594	44.783
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>185.645.434</b>	<b>-10.231.443</b>
Proceeds from Capital Advances		259.131.418	
Proceeds from borrowings	5	51.300.000	49.400.000
Repayments of borrowings	5	-116.499.995	-55.000.005
Interest paid		-8.250.789	-4.809.907
Other inflows (outflows) of cash		-35.200	178.469
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		95.359.457	1.430.490
Net increase (decrease) in cash and cash equivalents		95.359.457	1.430.490
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>4</b>	<b>2.226.201</b>	<b>1.889.793</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>97.585.658</b>	<b>3.320.283</b>

# Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Consolidated

Footnote Reference	Equity											
	Equity attributable to owners of parent [member]									Non-controlling interests [member]		
	Issued Capital	Capital Advance	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		Restricted Reserves Appropriated From Profits [member]	Retained Earnings				
			Gains/Losses on Revaluation and Remeasurement [member]	Exchange Differences on Translation	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Gains (Losses) on Remeasurements of Defined Benefit Plans												
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	73.100.000		29.597				6.000.000	243.472.492	-1.096.376	321.505.713	0	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)									51.188.665	51.284.845		51.284.845
Profit (loss)												
Other Comprehensive Income (Loss)			96.180									
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>	73.100.000		125.777				9.963.926	238.412.190	51.188.665	372.790.558		372.790.558
<b>Statement of changes in equity (abstract)</b>												
<b>Statement of changes in equity (line items)</b>												
<b>Equity at beginning of period</b>	253.000.000		100.648				9.963.926	58.512.190	67.428.985	389.005.749		389.005.749
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								67.428.985	-67.428.985	0		0
Total Comprehensive Income (Loss)			46.741	1.003.565					40.411.271	41.461.577		41.461.577
Profit (loss)												
Other Comprehensive Income (Loss)												
Issue of equity												
Capital Decrease												
Capital Advance		259.131.418								259.131.418		259.131.418
Effect of Merger or Liquidation or Division												
Effects of Business Combinations Under Common Control												
Advance Dividend Payments												
Dividends Paid												

Previous Period  
01.01.2020 - 30.06.2020

Current Period 01.01.2021 - 30.06.2021													
	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												
	<b>Equity at end of period</b>	<b>253.000.000</b>	<b>259.131.418</b>	<b>147.389</b>	<b>1.003.565</b>			<b>9.963.926</b>	<b>125.941.175</b>	<b>40.411.271</b>	<b>689.598.744</b>	<b>689.598.744</b>	