



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
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 Finansal Tablolara İlişkin Sınırlı Denetim Raporu

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi Yönetim Kurulu'na,

Giriş

Peker Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2021 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.

Dikkat çekilen husus

Ekteki finansal tabloların 23 no'lu "Ek dipnot - Portföy sınırlamalarına uyumun kontrolü" dipnotuna dikkatinizi çekeriz. Gayrimenkul yatırım ortaklıkları, Gayrimenkul Yatırım Ortaklıklarına İlişkin Esaslar Tebliği ("Tebliğ") uyarınca gayrimenkullere, gayrimenkul projelerine ve gayrimenkule dayalı haklar için, aktif toplamının en az %51'i oranında yatırım yapmak zorundadırlar. 30 Haziran 2021 tarihi itibarıyla, bu oran %40,95 olarak gerçekleşmiştir. Ancak bu husus tarafımızca verilen sınırlı denetim sonucunu etkilememektedir.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem finansal tabloların, Şirketin 30 Haziran 2021 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

11 Temmuz 2021

İstanbul, Türkiye



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2021	Previous Period 31.12.2020
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	92.302.141	2.233.101
Trade Receivables		1.821.232	542.977
Trade Receivables Due From Unrelated Parties	6	1.821.232	542.977
Other Receivables		62.399.006	238.601
Other Receivables Due From Related Parties	20	62.188.960	0
Other Receivables Due From Unrelated Parties		210.046	238.601
Inventories	7	98.154.740	101.429.318
Prepayments	8	153.000	90.765
Current Tax Assets	18	7.391	7.569
Other current assets		2.655.074	3.494.024
SUB-TOTAL		257.492.584	108.036.355
Total current assets		257.492.584	108.036.355
NON-CURRENT ASSETS			
Financial Investments		9.373.553	0
Trade Receivables		268.128.595	228.399.209
Trade Receivables Due From Related Parties		268.128.595	228.399.209
Other Receivables		529	529
Other Receivables Due From Unrelated Parties		529	529
Investment property	10	163.807.805	171.705.864
Property, plant and equipment	11	6.323.417	2.951
Prepayments	8	18.700.000	0
Total non-current assets		466.333.899	400.108.553
Total assets		723.826.483	508.144.908
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	6.400.000	71.599.995
Trade Payables	6,20	12.053.572	17.175.078
Trade Payables to Related Parties	20	5.800.022	7.836.296
Trade Payables to Unrelated Parties	6	6.253.550	9.338.782
Other Payables		8.279.540	20.955.340
Other Payables to Related Parties	20	8.059.086	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		132.015	118.224
Current provisions for employee benefits		132.015	118.224
Other Current Liabilities	9	3.802	3.903
SUB-TOTAL		34.663.876	118.896.674
Total current liabilities		34.663.876	118.896.674
NON-CURRENT LIABILITIES			
Non-current provisions		324.850	198.020
Non-current provisions for employee benefits		324.850	198.020
Total non-current liabilities		324.850	198.020
Total liabilities		34.988.726	119.094.694
EQUITY			
Equity attributable to owners of parent		688.837.757	389.050.214
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		147.389	100.648
Gains (Losses) on Revaluation and Remeasurement		147.389	100.648
Gains (Losses) on Remeasurements of Defined Benefit Plans		147.389	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		40.609.384	67.473.450
Total equity		688.837.757	389.050.214

Total Liabilities and Equity

723.826.483

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 - 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
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	14	30.277.989	59.807.601	2.761.032	8.239.593
Cost of sales	14	-18.315.227	-44.064.514	-1.391.028	-7.175.865
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		11.962.762	15.743.087	1.370.004	1.063.728
GROSS PROFIT (LOSS)		11.962.762	15.743.087	1.370.004	1.063.728
General Administrative Expenses	15	-7.724.834	-3.666.285	-5.540.853	-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
PROFIT (LOSS) FROM OPERATING ACTIVITIES		49.441.815	56.894.411	7.429.309	37.367.722
Investment Activity Income		0	148.594	0	5.887
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		49.441.815	57.043.005	7.429.309	37.373.609
Finance income	17	1.010.793	766.648	796.858	648.778
Finance costs	17	-9.330.727	-5.190.785	-5.105.197	-2.831.430
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		41.121.881	52.618.868	3.120.970	35.190.957
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
PROFIT (LOSS) FROM CONTINUING OPERATIONS		40.609.384	51.188.665	2.608.473	33.760.754
PROFIT (LOSS)		40.609.384	51.188.665	2.608.473	33.760.754
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		40.609.384	51.188.665	2.608.473	33.760.754
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		46.741	96.180	-12.117	24.322
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		46.741	96.180	-12.117	24.322
TOTAL COMPREHENSIVE INCOME (LOSS)		40.656.125	51.284.845	2.596.356	33.785.076
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		40.656.125	51.284.845	2.596.356	33.785.076

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2021 - 30.06.2021	Previous Period 01.01.2020 - 30.06.2020
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		40.609.384	51.188.665
Profit (Loss) from Continuing Operations		40.609.384	51.188.665
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	10,11	819.867	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	7	-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)		-67.966	-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	
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-41.124.768	14.024.113
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-72.028.988	-746.701
Adjustments for decrease (increase) in inventories		6.102.176	28.552.760
Adjustments for increase (decrease) in trade accounts payable		-5.121.506	-62.796.765
Adjustments for increase (decrease) in other operating payables		-14.617.430	-27.633.091
Cash Flows from (used in) Operations			
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
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	-6.134.106	-5.505.172
Cash advances and loans made to other parties		-18.700.000	
Interest received		147.594	44.783
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
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	4	-35.200	178.469
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		90.033.840	1.430.490
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	2.226.201	1.889.793
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	92.260.041	3.320.283



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	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)	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												
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	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)				96.180			0	0	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												
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			125.777			9.963.926	238.412.190	51.188.665	372.790.558		372.790.558
Statement of changes in equity (abstract)												
Statement of changes in equity (line items)												
Equity at beginning of period	253.000.000	0		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	0		0
Total Comprehensive Income (Loss)				46.741					40.609.384	40.656.125		40.656.125
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											
	Equity at end of period	253.000.000	259.131.418	147.389			9.963.926	125.985.640	40.609.384	688.837.757	688.837.757	