



KAMUYU AYDINLATMA PLATFORMU

PEKER GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2021 - 3. 3 Monthly Notification

General Information About Financial Statements





Statement of Financial Position (Balance Sheet)

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period 30.09.2021 | Previous Period 31.12.2020 |
|---|--------------------|------------------------------|-------------------------------|
| Statement of Financial Position (Balance Sheet) | | | |
| Assets [abstract] | | | |
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 4 | 207.818.567 | 2.233.101 |
| Trade Receivables | | 1.906.201 | 542.977 |
| Trade Receivables Due From Unrelated Parties | 6 | 1.906.201 | 542.977 |
| Other Receivables | | 198.265 | 238.601 |
| Other Receivables Due From Unrelated Parties | | 198.265 | 238.601 |
| Inventories | 7 | 91.884.741 | 101.429.318 |
| Prepayments | 8 | 7.010.869 | 90.765 |
| Current Tax Assets | 18 | 306.884 | 7.569 |
| Other current assets | 9 | 1.279.693 | 3.494.024 |
| SUB-TOTAL | | 310.405.220 | 108.036.355 |
| Total current assets | | 310.405.220 | 108.036.355 |
| NON-CURRENT ASSETS | | | |
| Trade Receivables | | 268.135.858 | 228.399.209 |
| Trade Receivables Due From Related Parties | 20 | 268.135.858 | 228.399.209 |
| Other Receivables | | 529 | 529 |
| Other Receivables Due From Unrelated Parties | | 529 | 529 |
| Investment property | 10 | 199.001.066 | 171.705.864 |
| Property, plant and equipment | 11 | 9.500.708 | 2.951 |
| Prepayments | 8 | 98.767.738 | 0 |
| Total non-current assets | | 575.405.899 | 400.108.553 |
| Total assets | | 885.811.119 | 508.144.908 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Borrowings | 5 | 10.100.000 | 71.599.995 |
| Trade Payables | 6,20 | 6.162.556 | 17.219.543 |
| Trade Payables to Related Parties | 20 | 0 | 7.836.296 |
| Trade Payables to Unrelated Parties | 6 | 6.162.556 | 9.383.247 |
| Employee Benefit Obligations | | 150.015 | 118.224 |
| Other Payables | | 5.600.743 | 20.955.340 |
| Other Payables to Related Parties | 20 | 5.381.375 | 20.877.730 |
| Other Payables to Unrelated Parties | | 219.368 | 77.610 |
| Contract Liabilities | 8 | 0 | 7.372.781 |
| Current tax liabilities, current | 18 | 2.425.129 | 1.671.353 |
| Current provisions | | 7.230 | 3.903 |
| Other current provisions | 9 | 7.230 | 3.903 |
| SUB-TOTAL | | 24.445.673 | 118.941.139 |
| Total current liabilities | | 24.445.673 | 118.941.139 |
| NON-CURRENT LIABILITIES | | | |
| Non-current provisions | | 377.814 | 198.020 |
| Non-current provisions for employee benefits | | 377.814 | 198.020 |
| Total non-current liabilities | | 377.814 | 198.020 |
| Total liabilities | | 24.823.487 | 119.139.159 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 860.987.632 | 389.005.749 |
| Issued capital | 13 | 669.833.747 | 253.000.000 |
| Share Premium (Discount) | | 4.722 | 0 |
| Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss | | 125.554 | 100.648 |
| Gains (Losses) on Revaluation and Remeasurement | | 125.554 | 100.648 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | 125.554 | 100.648 |
| Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss | | 1.162.283 | 0 |
| Exchange Differences on Translation | | 1.162.283 | 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 | | 53.956.225 | 67.428.985 |
| Total equity | | 860.987.632 | 389.005.749 |

| | | | |
|------------------------------|--|-------------|-------------|
| Total Liabilities and Equity | | 885.811.119 | 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 - 30.09.2021 | Previous Period 01.01.2020 - 30.09.2020 | Current Period 3 Months 01.07.2021 - 30.09.2021 | Previous Period 3 Months 01.07.2020 - 30.09.2020 |
|--|--------------------|--|---|--|---|
| Statement of Profit or Loss and Other Comprehensive Income | | | | | |
| PROFIT (LOSS) | | | | | |
| Revenue | 14 | 40.927.306 | 69.059.994 | 10.606.078 | 9.252.393 |
| Cost of sales | 14 | -25.187.935 | -49.818.588 | -6.872.708 | -5.754.074 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 15.739.371 | 19.241.406 | 3.733.370 | 3.498.319 |
| GROSS PROFIT (LOSS) | | 15.739.371 | 19.241.406 | 3.733.370 | 3.498.319 |
| General Administrative Expenses | 15 | -14.581.447 | -5.689.624 | -6.636.662 | -2.023.339 |
| Other Income from Operating Activities | 16 | 71.782.902 | 95.247.606 | 8.448.572 | 47.009.462 |
| Other Expenses from Operating Activities | 16 | -19.298.552 | -7.300.405 | -1.168.109 | -3.879.870 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 53.642.274 | 101.498.983 | 4.377.171 | 44.604.572 |
| Investment Activity Income | | | 203.932 | | 55.338 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 53.642.274 | 101.702.915 | 4.377.171 | 44.659.910 |
| Finance income | 17 | 11.965.009 | 1.100.781 | 10.954.216 | 334.133 |
| Finance costs | 17 | -11.139.211 | -7.490.141 | -1.787.083 | -2.299.356 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 54.468.072 | 95.313.555 | 13.544.304 | 42.694.687 |
| Tax (Expense) Income, Continuing Operations | | -511.847 | -1.693.655 | 650 | -263.452 |
| Current Period Tax (Expense) Income | 18 | -511.847 | -1.693.655 | 650 | -263.452 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | 53.956.225 | 93.619.900 | 13.544.954 | 42.431.235 |
| PROFIT (LOSS) | | 53.956.225 | 93.619.900 | 13.544.954 | 42.431.235 |
| Profit (loss), attributable to [abstract] | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | 0 |
| Owners of Parent | | 53.956.225 | 93.619.900 | 13.544.954 | 42.431.235 |
| 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 | | 24.906 | 113.351 | -21.835 | 17.171 |
| Gains (Losses) on Remeasurements of Defined Benefit Plans | | 24.906 | 113.351 | -21.835 | 17.171 |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | 1.162.283 | 0 | 158.718 | 0 |
| Exchange Differences on Translation | | 1.162.283 | 0 | 158.718 | 0 |
| OTHER COMPREHENSIVE INCOME (LOSS) | | 1.187.189 | 113.351 | 136.883 | 17.171 |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | 55.143.414 | 93.733.251 | 13.681.837 | 42.448.406 |
| Total Comprehensive Income Attributable to | | | | | |
| Non-controlling Interests | | 0 | 0 | 0 | 0 |
| Owners of Parent | | 55.143.414 | 93.733.251 | 13.681.837 | 42.448.406 |

Statement of cash flows (Indirect Method)

| | |
|--------------------------------|--------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Consolidated |

| | Footnote Reference | Current Period 01.01.2021 - 30.09.2021 | Previous Period 01.01.2020 - 30.09.2020 |
|--|--------------------|---|--|
| Statement of cash flows (Indirect Method) | | | |
| CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES | | -13.651.466 | 4.341.022 |
| Profit (Loss) | | 53.956.225 | 93.619.900 |
| Profit (Loss) from Continuing Operations | | 53.956.225 | 93.619.900 |
| Adjustments to Reconcile Profit (Loss) | | -12.865.841 | -67.504.627 |
| Adjustments for depreciation and amortisation expense | 10,11 | 1.794.349 | 600.364 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) | | -10.205.961 | -3.302.553 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) of Inventories | 7 | -10.205.961 | -3.302.553 |
| Adjustments for provisions | | 346.355 | 232.063 |
| Adjustments for (Reversal of) Provisions Related with Employee Benefits | | 236.491 | 90.380 |
| Adjustments for (Reversal of) General Provisions | | 109.864 | 141.683 |
| Adjustments for Interest (Income) Expenses | | 2.938.094 | 6.944.457 |
| Adjustments for Interest Income | 17 | -6.127.119 | -46.686 |
| Adjustments for interest expense | 17 | 9.065.213 | 6.991.143 |
| Adjustments for unrealised foreign exchange losses (gains) | | 1.342.129 | -73.672.613 |
| Adjustments for Tax (Income) Expenses | | 511.847 | 1.693.655 |
| 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 | | -54.741.850 | -21.774.251 |
| Adjustments for decrease (increase) in trade accounts receivable | | -41.209.737 | 43.426.145 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | | 436.304 | -212.346 |
| Adjustments for decrease (increase) in inventories | | -11.056.987 | 34.835.870 |
| Adjustments for increase (decrease) in trade accounts payable | | 19.750.538 | -63.060.770 |
| Adjustments for increase (decrease) in other operating payables | | -22.661.968 | -36.763.150 |
| Cash Flows from (used in) Operations | | -13.651.466 | 4.341.022 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | -127.036.329 | 11.301.111 |
| Purchase of Property, Plant, Equipment and Intangible Assets | | -10.052.131 | |
| Cash Inflows from Sale of Investment Property | | 24.435.250 | 18.273.838 |
| Cash Outflows from Acquisition of Investment Property | 10 | -41.767.960 | -7.019.413 |
| Cash advances and loans made to other parties | | -105.778.607 | |
| Interest received | | 6.127.119 | 46.686 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | 346.276.661 | -15.385.154 |
| Proceeds from Issuing Shares or Other Equity Instruments | | 416.838.469 | |
| Proceeds from issuing other equity instruments | | 416.838.469 | |
| Proceeds from borrowings | 5 | 63.400.000 | 72.850.000 |
| Repayments of borrowings | 5 | -124.899.995 | -81.100.005 |
| Interest paid | | -9.065.213 | -7.313.618 |
| Other inflows (outflows) of cash | 4 | 3.400 | 178.469 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | 205.588.866 | 256.979 |
| Net increase (decrease) in cash and cash equivalents | | 205.588.866 | 256.979 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | | 2.226.201 | 1.889.793 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | | 207.815.067 | 2.146.772 |

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 | Share premiums or discounts | 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 | | | | | | | | | | | |
| 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 | | | | | | | | | | | |
| Total Comprehensive Income (Loss) | | | 113.351 | | | | | | 93.619.900 | 93.733.251 | 93.733.251 |
| Profit (loss) | | | | | | | | | | | |
| Other Comprehensive Income (Loss) | | | | | | | | | | | |
| Issue of equity | 179.900.000 | | | | | | 3.963.926 | -184.960.302 | 1.096.376 | 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 | 253.000.000 | | 142.948 | | | | 9.963.926 | 58.512.190 | 93.619.900 | 415.238.964 | 415.238.964 |
| 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 | 67.428.985 | 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) | | | 24.906 | 1.162.283 | | | | | 53.956.225 | 55.143.414 | 55.143.414 |
| Profit (loss) | | | | | | | | | | | |
| Other Comprehensive Income (Loss) | | | | | | | | | | | |
| Issue of equity | 416.833.747 | 4.722 | | | | | | | | 416.838.469 | 416.838.469 |
| Capital Decrease | | | | | | | | | | | |
| Capital Advance | | | | | | | | | | | |
| Effect of Merger or Liquidation or Division | | | | | | | | | | | |
| Effects of Business Combinations Under Common Control | | | | | | | | | | | |
| Advance Dividend Payments | | | | | | | | | | | |
| Dividends Paid | | | | | | | | | | | |

