



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2022 - 2. 3 Monthly Notification

General Information About Financial Statements

Independent Audit Company	PwC BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET BİREYSEL FİNANSAL BİLGİLERE İLİŞKİN

SINIRLI DENETİM RAPORU

Özak Gayrimenkul Yatırım Ortaklığı A.Ş. Genel Kurulu'na

Giriş

Özak Gayrimenkul Yatırım Ortaklığı A.Ş.'nin ("Şirket") 30 Haziran 2022 tarihli ilişikteki özet bireysel finansal durum tablosunun ve aynı tarihte sona eren altı aylık dönemine ait ilgili özet bireysel kar veya zarar ve diğer kapsamlı gelir tablosunun, özet bireysel özkaynaklar değişim tablosunun ve özet bireysel nakit akış tablosunun sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet bireysel finansal bilgilerin Türkiye Muhasebe Standardı 34'e ("TMS 34") "Ara Dönem Finansal Raporlama" uygun olarak hazırlanmasından ve gerçeğe uygun bir biçimde sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet bireysel finansal bilgilere 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 özet bireysel 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 özet bireysel finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet bireysel finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet bireysel finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

PwC Bağımsız Denetim ve

Serbest Muhasebeci Mali Müşavirlik A.Ş.

Salim Alyanak, SMMM

Sorumlu Denetçi

İstanbul, 16 Ağustos 2022



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.231.907.282	722.936.178
Financial Investments	11	626.961.629	448.213.015
Trade Receivables		136.905.289	40.141.164
Trade Receivables Due From Related Parties	24	9.877.251	14.635.935
Trade Receivables Due From Unrelated Parties	6	127.028.038	25.505.229
Other Receivables		33.086.826	6.587.379
Other Receivables Due From Unrelated Parties	7	33.086.826	6.587.379
Derivative Financial Assets	11	0	3.953.442
Derivative Financial Assets Held for Hedging		0	3.953.442
Inventories	8	1.186.557.750	1.382.537.358
Prepayments		129.470.193	46.831.131
Prepayments to Related Parties	24	39.634.935	15.193.337
Prepayments to Unrelated Parties	9	89.835.258	31.637.794
Current Tax Assets		2.259.575	3.573.883
Other current assets	10	85.661.569	130.888.345
SUB-TOTAL		3.432.810.113	2.785.661.895
Total current assets		3.432.810.113	2.785.661.895
NON-CURRENT ASSETS			
Financial Investments	11	242.831.530	242.831.530
Trade Receivables		4.101.030	0
Trade Receivables Due From Unrelated Parties	6	4.101.030	0
Inventories	8	0	120.577.035
Investment property	12	5.916.595.421	5.916.595.421
Property, plant and equipment	13	50.645.832	48.780.529
Intangible assets and goodwill		15.992.866	17.385.286
Goodwill	14	4.140.622	5.390.427
Other intangible assets		11.852.244	11.994.859
Prepayments		996.120	993.910
Prepayments to Unrelated Parties	9	996.120	993.910
Other Non-current Assets	10	34.142.104	63.469.174
Total non-current assets		6.265.304.903	6.410.632.885
Total assets		9.698.115.016	9.196.294.780
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	0
Current Portion of Non-current Borrowings	5	243.666.474	154.284.550
Trade Payables		125.041.612	48.018.717
Trade Payables to Related Parties	24	41.946	7.206.394
Trade Payables to Unrelated Parties	6	124.999.666	40.812.323
Employee Benefit Obligations	17	1.887.299	1.729.580
Other Payables		49.837.281	238.582.312
Other Payables to Related Parties	24	26.283.137	205.522.449
Other Payables to Unrelated Parties	7	23.554.144	33.059.863
Contract Liabilities		210.212.977	685.338.939
Contract Liabilities from Ongoing Construction Contracts	9	210.212.977	685.338.939
Contract Liabilities from Sale of Goods and Service Contracts		0	0
Derivative Financial Liabilities	11	5.567.500	0
Derivative Financial Liabilities Held for Hedging		5.567.500	0
Current tax liabilities, current		0	0
Current provisions		2.515.341	2.508.631
Current provisions for employee benefits	17	504.457	497.747
Other current provisions	15	2.010.884	2.010.884
Other Current Liabilities		0	0
SUB-TOTAL		638.728.484	1.130.462.729
Total current liabilities		638.728.484	1.130.462.729
NON-CURRENT LIABILITIES			

Long Term Borrowings	5	459.196.750	291.766.372
Trade Payables		430.900.455	655.166.580
Trade Payables To Unrelated Parties	6	430.900.455	655.166.580
Other Payables		3.358.044	2.616.773
Other Payables to Unrelated parties	7	3.358.044	2.616.773
Contract Liabilities		4.361.726	118.812
Contract Liabilities from Ongoing Construction Contracts	9	4.361.726	118.812
Non-current provisions		985.812	147.038
Non-current provisions for employee benefits	17	985.812	147.038
Total non-current liabilities		898.802.787	949.815.575
Total liabilities		1.537.531.271	2.080.278.304
EQUITY			
Equity attributable to owners of parent		8.160.583.745	7.116.016.476
Issued capital	16	728.000.000	364.000.000
Treasury Shares (-)		-3.364.272	-3.364.272
Share Premium (Discount)		146.712.969	146.712.969
Effects of Business Combinations Under Common Control		-119.842.284	-119.842.284
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		245.365.479	245.365.479
Gains (Losses) on Revaluation and Remeasurement		245.365.479	245.365.479
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	245.365.479	245.365.479
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		233.830.795	233.830.795
Gains (Losses) on Revaluation and Reclassification		233.830.795	233.830.795
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	16	233.830.795	233.830.795
Restricted Reserves Appropriated From Profits		84.829.644	38.223.330
Legal Reserves		84.829.644	38.223.330
Prior Years' Profits or Losses		5.800.484.145	2.901.673.000
Current Period Net Profit Or Loss		1.044.567.269	3.309.417.459
Total equity		8.160.583.745	7.116.016.476
Total Liabilities and Equity		9.698.115.016	9.196.294.780

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021	Current Period 3 Months 01.04.2022 - 30.06.2022	Previous Period 3 Months 01.04.2021 - 30.06.2021
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	1.554.018.198	574.038.133	717.925.774	290.945.876
Cost of sales	19	-705.478.406	-332.047.613	-211.105.370	-140.148.931
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		848.539.792	241.990.520	506.820.404	150.796.945
GROSS PROFIT (LOSS)		848.539.792	241.990.520	506.820.404	150.796.945
General Administrative Expenses	20	-12.919.475	-9.919.603	-7.034.955	-6.576.739
Marketing Expenses	20	-12.038.340	-5.207.457	-5.155.233	-826.013
Other Income from Operating Activities	21	26.135.344	86.441.604	9.640.607	33.912.017
Other Expenses from Operating Activities	21	-26.530.667	-57.675.016	-7.250.796	-26.389.524
PROFIT (LOSS) FROM OPERATING ACTIVITIES		823.186.654	255.630.048	497.020.027	150.916.686
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		823.186.654	255.630.048	497.020.027	150.916.686
Finance income	22	295.237.511	36.347.048	124.848.595	19.609.550
Finance costs	22	-73.856.896	-30.317.433	-58.918.363	-17.036.977
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.044.567.269	261.659.663	562.950.259	153.489.259
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.044.567.269	261.659.663	562.950.259	153.489.259
PROFIT (LOSS)		1.044.567.269	261.659.663	562.950.259	153.489.259
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.044.567.269	261.659.663	562.950.259	153.489.259
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç</i>	18	1,73700000	0,71900000	1,18900000	0,42200000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0	0	0
Gains (losses) on Remeasuring Available-for-sale Financial Assets		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0	0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		1.044.567.269	261.659.663	562.950.259	153.489.259
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.044.567.269	261.659.663	562.950.259	153.489.259

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.06.2022	Previous Period 01.01.2021 - 30.06.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		293.753.428	109.997.333
Profit (Loss)		1.044.567.269	261.659.663
Adjustments to Reconcile Profit (Loss)		-71.455.484	60.641.599
Adjustments for depreciation and amortisation expense	19, 20	574.830	712.771
Adjustments for Impairment Loss (Reversal of Impairment Loss)		490.703	-14.521
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	490.703	-14.521
Adjustments for provisions		1.114.323	488.529
Adjustments for Interest (Income) Expenses	22	39.297.108	21.965.674
Adjustments for unrealised foreign exchange losses (gains)	5	0	7.034.000
Adjustments for fair value losses (gains)		-114.182.254	27.995.289
Adjustments for Fair Value Losses (Gains) of Financial Assets		-114.182.254	27.995.289
Other adjustments to reconcile profit (loss)		1.249.806	2.459.857
Changes in Working Capital		-680.403.825	-212.622.781
Adjustments for decrease (increase) in trade accounts receivable		-101.355.858	-29.814.420
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-89.632.291	-29.905.552
Adjustments for Decrease (Increase) in Contract Assets		-470.883.048	88.517.981
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts		-470.883.048	88.517.981
Adjustments for decrease (increase) in inventories		316.556.643	110.302.214
Adjustments for increase (decrease) in trade accounts payable		-147.243.230	-341.641.256
Adjustments for increase (decrease) in other operating payables		-187.846.041	-10.081.748
Cash Flows from (used in) Operations		292.707.960	109.678.481
Payments Related with Provisions for Employee Benefits		-268.839	-60.160
Income taxes refund (paid)		1.314.307	379.012
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		6.357.248	4.445.580
Proceeds from sales of property, plant, equipment and intangible assets		406.288	159.143
Purchase of Property, Plant, Equipment and Intangible Assets		-2.703.806	-4.065.322
Interest received		8.654.766	8.351.759
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		208.860.428	-142.858.754
Proceeds from borrowings		300.000.000	0
Proceeds from Loans	5	300.000.000	0
Repayments of borrowings		-43.187.698	-112.541.321
Loan Repayments	5	-43.187.698	-112.541.321
Interest paid		-47.951.874	-30.317.433
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		508.971.104	-28.415.841
Net increase (decrease) in cash and cash equivalents		508.971.104	-28.415.841
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		722.936.178	486.639.009
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		1.231.907.282	458.223.168



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	Treasury Shares	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	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)	Increases (Decreases) on Revaluation of Property, Plant and Equipment	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		
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets													
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	364.000.000	-3.364.272	146.712.969	-119.842.284	245.365.479			159.367.391	38.223.330	1.823.416.561	1.078.256.439	3.732.135.613	3.732.135.613
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										1.078.256.439	-1.078.256.439	0	0
Total Comprehensive Income (Loss)										0	261.659.663	261.659.663	261.659.663
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													0
Increase (Decrease) through Share-Based Payment Transactions													0
Acquisition or Disposal of a Subsidiary													0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0
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	364.000.000	-3.364.272	146.712.969	-119.842.284	245.365.479			159.367.391	38.223.330	2.901.673.000	261.659.663	3.993.795.276	3.993.795.276
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	364.000.000	-3.364.272	146.712.969	-119.842.284	245.365.479			233.830.795	38.223.330	2.901.673.000	3.309.417.459	7.116.016.476	7.116.016.476
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	364.000.000								46.606.314	2.898.811.145	-3.309.417.459		0
Total Comprehensive Income (Loss)										0	1.044.567.269	1.044.567.269	1.044.567.269
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
01.01.2021 - 30.06.2021

