



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2022 - 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 30.09.2022	Previous Period 31.12.2021
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	1.410.768.385	832.355.013
Financial Investments	11	1.205.866.313	448.213.014
Trade Receivables		147.736.615	53.462.909
Trade Receivables Due From Related Parties	24	6.417.123	9.329.064
Trade Receivables Due From Unrelated Parties	6	141.319.492	44.133.845
Other Receivables		20.528.667	9.335.722
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	7	20.528.667	9.335.722
Derivative Financial Assets		0	3.953.442
Derivative Financial Assets Held for Hedging	11	0	3.953.442
Inventories	8	1.073.201.163	1.379.102.740
Prepayments		120.537.988	75.146.212
Prepayments to Related Parties	24	48.104.953	14.505.310
Prepayments to Unrelated Parties	9	72.433.035	60.640.902
Current Tax Assets	23	3.527.447	3.434.695
Other current assets	10	103.991.931	148.244.701
SUB-TOTAL		4.086.158.509	2.953.248.448
Total current assets		4.086.158.509	2.953.248.448
NON-CURRENT ASSETS			
Financial Investments	11	420.735	420.735
Trade Receivables		11.729.205	0
Trade Receivables Due From Unrelated Parties	6	11.729.205	0
Inventories	8	0	120.577.035
Investment property	12	7.821.627.570	3.909.403.000
Property, plant and equipment	13	3.391.366.138	1.994.591.263
Intangible assets and goodwill		16.791.914	19.746.445
Goodwill	14	3.796.513	5.390.427
Other intangible assets		12.995.401	14.356.018
Prepayments		996.118	993.908
Prepayments to Unrelated Parties	9	996.118	993.908
Deferred Tax Asset	23	7.326.550	575.949
Other Non-current Assets	10	16.160.298	63.469.176
Total non-current assets		11.266.418.528	6.109.777.511
Total assets		15.352.577.037	9.063.025.959
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	5	430.482.530	199.988.981
Trade Payables		409.405.229	81.122.178
Trade Payables to Related Parties	24	7.516.199	6.724.472
Trade Payables to Unrelated Parties	6	401.889.030	74.397.706
Employee Benefit Obligations	17	12.172.993	4.033.369
Other Payables		67.412.450	291.611.869
Other Payables to Related Parties	24	31.365.587	255.353.601
Other Payables to Unrelated Parties	7	36.046.863	36.258.268
Contract Liabilities		404.281.279	700.436.088
Contract Liabilities from Ongoing Construction Contracts	9	404.281.279	700.436.088
Derivative Financial Liabilities		5.363.329	0
Derivative Financial Liabilities Held for Hedging		5.363.329	0
Current provisions		5.672.586	4.674.446
Current provisions for employee benefits	17	2.422.803	1.424.663
Other current provisions	15	3.249.783	3.249.783
SUB-TOTAL		1.334.790.396	1.281.866.931
Total current liabilities		1.334.790.396	1.281.866.931
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	498.355.061	397.788.484
Trade Payables		204.494.270	655.166.580
Trade Payables To Unrelated Parties	6	204.494.270	655.166.580

Other Payables		4.861.201	2.616.773
Other Payables to Unrelated parties	7	4.861.201	2.616.773
Contract Liabilities		4.431.341	154.811
Contract Liabilities from Ongoing Construction Contracts	9	4.431.341	154.811
Non-current provisions		1.748.473	342.112
Non-current provisions for employee benefits	17	1.748.473	342.112
Total non-current liabilities		713.890.346	1.056.068.760
Total liabilities		2.048.680.742	2.337.935.691
EQUITY			
Equity attributable to owners of parent		13.304.444.169	6.725.636.425
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
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		3.360.682.805	1.957.326.339
Gains (Losses) on Revaluation and Remeasurement		3.360.682.805	1.957.326.339
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	3.362.152.244	1.963.258.354
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-1.469.439	-5.932.015
Restricted Reserves Appropriated From Profits		87.850.298	41.243.984
Prior Years' Profits or Losses		3.809.111.091	1.695.822.705
Current Period Net Profit Or Loss		5.175.451.278	2.523.894.700
Non-controlling interests		-547.874	-546.157
Total equity		13.303.896.295	6.725.090.268
Total Liabilities and Equity		15.352.577.037	9.063.025.959

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021	Current Period 3 Months 01.07.2022 - 30.09.2022	Previous Period 3 Months 01.07.2021 - 30.09.2021
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	2.606.539.684	908.428.451	993.105.103	344.756.953
Cost of sales	19	-1.335.161.899	-539.310.745	-502.415.971	-164.136.927
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.271.377.785	369.117.706	490.689.132	180.620.026
GROSS PROFIT (LOSS)		1.271.377.785	369.117.706	490.689.132	180.620.026
General Administrative Expenses	20	-38.171.175	-16.948.555	-15.587.599	-4.381.684
Marketing Expenses	20	-39.882.998	-23.098.040	-15.641.815	-14.745.687
Other Income from Operating Activities	21	3.801.676.892	111.234.830	3.762.855.392	26.566.484
Other Expenses from Operating Activities	21	-92.758.764	-106.678.241	-24.074.294	-48.900.345
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.902.241.740	333.627.700	4.198.240.816	139.158.794
Investment Activity Income		24.938.195	0	18.646.566	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		4.927.179.935	333.627.700	4.216.887.382	139.158.794
Finance income	22	411.973.412	62.209.681	95.736.530	8.867.834
Finance costs	22	-168.934.438	-72.418.587	-65.489.872	-23.565.192
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.170.218.909	323.418.794	4.247.134.040	124.461.436
Tax (Expense) Income, Continuing Operations		6.750.601	264.630	913.597	-221.138
Deferred Tax (Expense) Income	23	6.750.601	264.630	913.597	-221.138
PROFIT (LOSS) FROM CONTINUING OPERATIONS		5.176.969.510	323.683.424	4.248.047.637	124.240.298
PROFIT (LOSS)		5.176.969.510	323.683.424	4.248.047.637	124.240.298
Profit (loss), attributable to [abstract]					
Non-controlling Interests		1.518.232	-299.548	1.055.503	2.008.475
Owners of Parent		5.175.451.278	323.982.972	4.246.992.134	122.231.823
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	8,03600000	0,89000000	6,59400000	0,33600000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		1.402.463.951	-2.058.687	1.398.518.529	63.261
Gains (Losses) on Revaluation of Property, Plant and Equipment	13	1.398.893.890	0	1.398.893.890	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		4.462.576	-2.573.359	-469.201	79.076
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-892.515	514.672	93.840	-15.815
Taxes Relating to Remeasurements of Defined Benefit Plans	23	-892.515	514.672	93.840	-15.815
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		1.402.463.951	-2.058.687	1.398.518.529	63.261
TOTAL COMPREHENSIVE INCOME (LOSS)		6.579.433.461	321.624.737	5.646.566.166	124.303.559
Total Comprehensive Income Attributable to					
Non-controlling Interests		-1.717	-177.007	256.722	2.004.710
Owners of Parent		6.579.435.178	321.801.744	5.646.309.444	122.298.849

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	Previous Period 01.01.2021 - 30.09.2021
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		583.299.123	362.503.399
Profit (Loss)		5.176.969.510	323.683.424
Adjustments to Reconcile Profit (Loss)		-3.723.440.640	13.030.933
Adjustments for depreciation and amortisation expense	19-20	30.611.234	21.935.508
Adjustments for Impairment Loss (Reversal of Impairment Loss)	6	732.305	-370.541
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		732.305	-370.541
Adjustments for provisions		8.080.290	-803.659
Adjustments for Interest (Income) Expenses	22	102.473.190	27.529.132
Adjustments for unrealised foreign exchange losses (gains)	5	12.464.223	-10.453.450
Adjustments for fair value losses (gains)		-3.872.645.196	-27.995.289
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-3.718.347.706	
Adjustments for Fair Value Losses (Gains) of Financial Assets	22	-154.297.490	-27.995.289
Adjustments for Tax (Income) Expenses		-6.750.601	-62.682
Other adjustments to reconcile profit (loss)		1.593.915	3.251.914
Changes in Working Capital		-867.403.833	26.576.100
Adjustments for decrease (increase) in trade accounts receivable		-106.735.216	-717.482
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-559.064.324	14.730.684
Adjustments for decrease (increase) in inventories		426.478.612	204.040.483
Adjustments for increase (decrease) in trade accounts payable		-122.389.259	-330.899.996
Adjustments for Increase (Decrease) in Contract Liabilities		-291.878.279	145.120.789
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		-291.878.279	145.120.789
Adjustments for increase (decrease) in other operating payables		-213.815.367	-5.698.378
Cash Flows from (used in) Operations		586.125.037	363.290.457
Payments Related with Provisions for Employee Benefits		-2.733.162	-834.979
Income taxes refund (paid)		-92.752	47.921
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-209.699.176	1.091.438
Proceeds from sales of property, plant, equipment and intangible assets		143.226	126.005
Purchase of Property, Plant, Equipment and Intangible Assets		-27.274.828	-16.610.115
Cash Inflows from Sale of Investment Property	12	-193.876.862	
Interest received	22	11.309.288	17.575.548
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		204.813.425	-204.093.133
Proceeds from borrowings	5	400.000.000	0
Repayments of borrowings	5	-81.404.097	-158.988.453
Interest paid	22	-113.782.478	-45.104.680
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		578.413.372	159.501.704
Net increase (decrease) in cash and cash equivalents		578.413.372	159.501.704
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		832.355.013	555.210.888
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		1.410.768.385	714.712.592



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	Treasury Shares	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)		Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Increase (Decrease) on Revaluation of Property, Plant and Equipment				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	364.000.000	-3.364.272	146.712.969	1.252.993.266	-3.313.124			41.243.984	1.078.281.691	617.541.014	3.494.095.528	371.742	3.494.467.270
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									617.541.014	-617.541.014			
Total Comprehensive Income (Loss)													
Profit (loss)										322.982.972	323.982.972	-299.548	323.683.424
Other Comprehensive Income (Loss)					-2.573.359						-2.573.359	122.541	-2.450.818
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	364.000.000	-3.364.272	146.712.969	1.252.993.266	-5.886.483			41.243.984	1.695.822.705	323.982.972	3.815.505.141	194.725	3.815.699.876
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	1.963.258.354	-5.932.015			41.243.984	1.695.822.705	2.523.894.700	6.725.636.425	-546.157	6.725.090.268
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	2.113.288.386	-2.523.894.700			
Total Comprehensive Income (Loss)				1.398.893.890									
Profit (loss)										5.175.451.278	5.175.451.278	1.518.232	5.176.969.510
Other Comprehensive Income (Loss)					4.462.576						1.403.356.466	-1.519.949	1.401.836.517
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 - 30.09.2021

