



**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
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
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
<b>SUB-TOTAL</b>		<b>4.086.158.509</b>	<b>2.953.248.448</b>
<b>Total current assets</b>		<b>4.086.158.509</b>	<b>2.953.248.448</b>
<b>NON-CURRENT ASSETS</b>			
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
<b>Total non-current assets</b>		<b>11.266.418.528</b>	<b>6.109.777.511</b>
<b>Total assets</b>		<b>15.352.577.037</b>	<b>9.063.025.959</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
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
<b>SUB-TOTAL</b>		<b>1.334.790.396</b>	<b>1.281.866.931</b>
<b>Total current liabilities</b>		<b>1.334.790.396</b>	<b>1.281.866.931</b>
<b>NON-CURRENT LIABILITIES</b>			
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
<b>Statement of Profit or Loss and Other Comprehensive Income</b>					
<b>PROFIT (LOSS)</b>					
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
<b>Profit (loss), attributable to [abstract]</b>					
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
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç</i>	18	8,03600000	0,89000000	6,59400000	0,33600000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
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
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>1.402.463.951</b>	<b>-2.058.687</b>	<b>1.398.518.529</b>	<b>63.261</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>6.579.433.461</b>	<b>321.624.737</b>	<b>5.646.566.166</b>	<b>124.303.559</b>
<b>Total Comprehensive Income Attributable to</b>					
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
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>583.299.123</b>	<b>362.503.399</b>
Profit (Loss)		5.176.969.510	323.683.424
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>-3.723.440.640</b>	<b>13.030.933</b>
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
<b>Changes in Working Capital</b>		<b>-867.403.833</b>	<b>26.576.100</b>
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
<b>Cash Flows from (used in) Operations</b>		<b>586.125.037</b>	<b>363.290.457</b>
Payments Related with Provisions for Employee Benefits		-2.733.162	-834.979
Income taxes refund (paid)		-92.752	47.921
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>-209.699.176</b>	<b>1.091.438</b>
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
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>204.813.425</b>	<b>-204.093.133</b>
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
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>832.355.013</b>	<b>555.210.888</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>		<b>1.410.768.385</b>	<b>714.712.592</b>

Previous Period 01.01.2021 - 30.09.2021	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	194.735	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																

Current Period 01.01.2022 - 30.09.2022															
	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														
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	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		728.000.000	-3.364.272	146.712.969	3.362.152.244	-1.468.439			87.850.298	3.809.111.091	5.175.451.278	13.304.444.169	-547.874	13.303.896.295