



**KAMUYU AYDINLATMA PLATFORMU**

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

**General Information About Financial Statements**



# Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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	1.244.974.210	722.936.178
Financial Investments	11	1.205.866.314	448.213.015
Trade Receivables		69.144.983	40.141.164
Trade Receivables Due From Related Parties	24	3.142.011	14.635.935
Trade Receivables Due From Unrelated Parties	6	66.002.972	25.505.229
Other Receivables		17.825.581	6.587.379
Other Receivables Due From Unrelated Parties	7	17.825.581	6.587.379
Derivative Financial Assets		0	3.953.442
Derivative Financial Assets Held for Hedging			3.953.442
Inventories	8	1.008.563.307	1.382.537.358
Prepayments		135.476.785	46.831.131
Prepayments to Related Parties	24	49.588.942	15.193.337
Prepayments to Unrelated Parties	9	85.887.843	31.637.794
Current Tax Assets		3.616.283	3.573.883
Other current assets	10	80.401.837	130.888.345
<b>SUB-TOTAL</b>		<b>3.765.869.300</b>	<b>2.785.661.895</b>
<b>Total current assets</b>		<b>3.765.869.300</b>	<b>2.785.661.895</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	11	439.270.439	242.831.530
Trade Receivables	6	11.729.205	0
Trade Receivables Due From Unrelated Parties		11.729.205	0
Inventories	8	0	120.577.035
Investment property	12	11.217.402.300	5.916.595.421
Property, plant and equipment	13	50.697.818	48.780.529
Intangible assets and goodwill		15.667.504	17.385.286
Goodwill	14	3.796.513	5.390.427
Other intangible assets		11.870.991	11.994.859
Prepayments		996.120	993.910
Prepayments to Unrelated Parties	9	996.120	993.910
Other Non-current Assets	10	16.160.294	63.469.174
<b>Total non-current assets</b>		<b>11.751.923.680</b>	<b>6.410.632.885</b>
<b>Total assets</b>		<b>15.517.792.980</b>	<b>9.196.294.780</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings		0	0
Current Portion of Non-current Borrowings	5	273.269.201	154.284.550
Trade Payables		279.291.293	48.018.717
Trade Payables to Related Parties		3.643.990	7.206.394
Trade Payables to Unrelated Parties	6	275.647.303	40.812.323
Employee Benefit Obligations	17	2.755.555	1.729.580
Other Payables		51.492.443	238.582.312
Other Payables to Related Parties	24	26.884.787	205.522.449
Other Payables to Unrelated Parties	7	24.607.656	33.059.863
Contract Liabilities		368.471.535	685.338.939
Contract Liabilities from Ongoing Construction Contracts	9	368.471.535	685.338.939
Contract Liabilities from Sale of Goods and Service Contracts		0	0
Derivative Financial Liabilities		5.363.329	0
Derivative Financial Liabilities Held for Hedging		5.363.329	0
Current tax liabilities, current		0	0
Current provisions		2.647.670	2.508.631
Current provisions for employee benefits	17	636.786	497.747
Other current provisions	15	2.010.884	2.010.884
Other Current Liabilities		0	0
<b>SUB-TOTAL</b>		<b>983.291.026</b>	<b>1.130.462.729</b>
<b>Total current liabilities</b>		<b>983.291.026</b>	<b>1.130.462.729</b>
<b>NON-CURRENT LIABILITIES</b>			

Long Term Borrowings	5	406.817.893	291.766.372
Trade Payables		204.494.270	655.166.580
Trade Payables To Unrelated Parties	6	204.494.270	655.166.580
Other Payables		3.603.493	2.616.773
Other Payables to Unrelated parties	7	3.603.493	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		1.231.698	147.038
Non-current provisions for employee benefits	17	1.231.698	147.038
<b>Total non-current liabilities</b>		<b>620.509.080</b>	<b>949.815.575</b>
<b>Total liabilities</b>		<b>1.603.800.106</b>	<b>2.080.278.304</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		13.913.992.874	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		430.269.704	233.830.795
Gains (Losses) on Revaluation and Reclassification		430.269.704	233.830.795
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	16	430.269.704	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		6.601.537.489	3.309.417.459
<b>Total equity</b>		<b>13.913.992.874</b>	<b>7.116.016.476</b>
<b>Total Liabilities and Equity</b>		<b>15.517.792.980</b>	<b>9.196.294.780</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2022 - 30.09.2022	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	2.194.078.838	838.072.541	640.060.640	264.034.408
Cost of sales	19	-956.275.983	-452.487.219	-250.797.577	-120.439.606
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.237.802.855	385.585.322	389.263.063	143.594.802
GROSS PROFIT (LOSS)		1.237.802.855	385.585.322	389.263.063	143.594.802
General Administrative Expenses	20	-21.962.217	-13.110.921	-9.042.742	-3.191.318
Marketing Expenses	20	-23.319.140	-16.823.049	-11.280.800	-11.615.592
Other Income from Operating Activities	21	5.162.677.993	110.569.262	5.136.542.649	24.127.658
Other Expenses from Operating Activities	21	-39.486.770	-105.004.154	-12.956.103	-47.329.138
PROFIT (LOSS) FROM OPERATING ACTIVITIES		6.315.712.721	361.216.460	5.492.526.067	105.586.412
Investment Activity Income		24.938.195			
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		6.340.650.916	361.216.460	5.492.526.067	105.586.412
Finance income	22	381.876.262	44.062.938	86.638.751	7.715.890
Finance costs	22	-120.989.689	-51.165.234	-47.132.793	-20.847.801
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.601.537.489	354.114.164	5.532.032.025	92.454.501
PROFIT (LOSS) FROM CONTINUING OPERATIONS		6.601.537.489	354.114.164	5.532.032.025	92.454.501
PROFIT (LOSS)		6.601.537.489	354.114.164	5.532.032.025	92.454.501
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		6.601.537.489	354.114.164	5.532.032.025	92.454.501
<b>Earnings per share [abstract]</b>					
<b>Earnings per share [line items]</b>					
<b>Basic earnings per share</b>					
<b>Diluted Earnings Per Share</b>					
Diluted Earnings (Loss) per Share from Continuing Operations					
<i>Pay Başına Kazanç/(Kayıp)</i>	18	10,25080000	0,97280000	8,59010000	0,25380000
<b>OTHER COMPREHENSIVE INCOME</b>					
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
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>6.601.537.489</b>	<b>354.114.164</b>	<b>5.532.032.025</b>	<b>92.454.501</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		0	0	0	0
Owners of Parent		6.601.537.489	354.114.164	5.532.032.025	92.454.501

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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>			
Profit (Loss)		1.044.567.269	261.659.663
<b>Adjustments to Reconcile Profit (Loss)</b>			
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
<b>Changes in Working Capital</b>			
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
<b>Cash Flows from (used in) Operations</b>			
Payments Related with Provisions for Employee Benefits		-268.839	-60.160
Income taxes refund (paid)		1.314.307	379.012
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>			
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
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>			
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
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>			
Net increase (decrease) in cash and cash equivalents		508.971.104	-28.415.841
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>			
		<b>722.936.178</b>	<b>486.639.009</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>			
		<b>1.231.907.282</b>	<b>458.223.168</b>



# 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													
<b>Statement of changes in equity (abstract)</b>													
<b>Statement of changes in equity (line items)</b>													
<b>Equity at beginning of period</b>	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													0
Adjustments Related to Required Changes in Accounting Policies													0
Adjustments Related to Voluntary Changes in Accounting Policies													0
Adjustments Related to Errors													0
Other Restatements													0
Restated Balances													0
Transfers										1.078.256.439	-1.078.256.439	0	0
Total Comprehensive Income (Loss)											354.114.164	354.114.164	354.114.164
Profit (loss)											354.114.164	354.114.164	354.114.164
Other Comprehensive Income (Loss)											0	0	0
Issue of equity													0
Capital Decrease													0
Capital Advance													0
Effect of Merger or Liquidation or Division													0
Effects of Business Combinations Under Common Control													0
Advance Dividend Payments													0
Dividends Paid													0
Decrease through Other Distributions to Owners													0
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													0
Increase through Other Contributions by Owners													0
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													0
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													0
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													0
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													0
Increase (decrease) through other changes, equity													0
<b>Equity at end of period</b>	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	354.114.164	4.086.240.777	4.086.240.777
<b>Statement of changes in equity (abstract)</b>													
<b>Statement of changes in equity (line items)</b>													
<b>Equity at beginning of period</b>	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													0
Adjustments Related to Required Changes in Accounting Policies													0
Adjustments Related to Voluntary Changes in Accounting Policies													0
Adjustments Related to Errors													0
Other Restatements													0
Restated Balances													0
Transfers	364.000.000								46.006.314	2.898.811.145	-3.309.417.459	0	0
Total Comprehensive Income (Loss)								196.438.909			6.601.537.489	6.797.976.398	6.797.976.398
Profit (loss)											6.601.537.489	6.797.976.398	6.797.976.398
Other Comprehensive Income (Loss)											0	0	0
Issue of equity													0
Capital Decrease													0
Capital Advance													0
Effect of Merger or Liquidation or Division													0
Effects of Business Combinations Under Common Control													0
Advance Dividend Payments													0
Dividends Paid													0

Previous Period  
01.01.2021 - 30.09.2021

Current Period

01.01.2022 - 30.09.2022

Decrease through Other Distributions to Owners												0	0
Increase (Decrease) through Treasury Share Transactions												0	0
Increase (Decrease) through Share-Based Payment Transactions												0	0
Acquisition or Disposal of a Subsidiary												0	0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity												0	0
Transactions with noncontrolling shareholders												0	0
Increase through Other Contributions by Owners												0	0
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												0	0
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												0	0
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												0	0
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												0	0
Increase (decrease) through other changes, equity												0	0
<b>Equity at end of period</b>	<b>728.000.000</b>	<b>-3.364.272</b>	<b>146.712.969</b>	<b>-119.842.284</b>	<b>245.385.479</b>	<b>430.269.704</b>	<b>84.829.644</b>	<b>5.800.484.145</b>	<b>6.601.537.489</b>	<b>13.913.992.874</b>	<b>13.913.992.874</b>		