



**KAMUYU AYDINLATMA PLATFORMU**

**OSTİM ENDÜSTRİYEL YATIRIMLAR VE İŞLETME 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	34.136.652	76.228.687
Financial Investments	5	78.449.403	0
Trade Receivables		44.508.484	28.693.278
Trade Receivables Due From Related Parties	33	15.376.500	111.867
Trade Receivables Due From Unrelated Parties	8	29.131.984	28.581.411
Other Receivables		833.329	2.684.943
Other Receivables Due From Related Parties	33	47.192	3.441
Other Receivables Due From Unrelated Parties	9	786.137	2.681.502
Contract Assets		9.715.050	11.442.523
Contract Assets from Ongoing Construction Contracts	10	9.715.050	11.442.523
Inventories	11	33.329.995	14.647.509
Prepayments	23	2.735.096	628.523
Current Tax Assets	23	4.118	1.668.750
Other current assets	19	3.412.748	2.948.709
<b>SUB-TOTAL</b>		<b>207.124.875</b>	<b>138.942.922</b>
<b>Total current assets</b>		<b>207.124.875</b>	<b>138.942.922</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	5	11.279.081	0
Trade Receivables	8	1.167.987	549.444
Other Receivables	9	65.627	51.374
Investments accounted for using equity method	12	4.821.204	4.945.606
Investment property	13	140.014.410	159.409.127
Property, plant and equipment	14	68.173.981	62.652.290
Intangible assets and goodwill	15	52.029	17.848
Prepayments	23	21.007.683	21.027.934
<b>Total non-current assets</b>		<b>246.582.002</b>	<b>248.653.623</b>
<b>Total assets</b>		<b>453.706.877</b>	<b>387.596.545</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	7	3.095.521	1.424.919
Current Portion of Non-current Borrowings	7	3.750.996	2.191.590
Trade Payables		22.969.482	12.430.048
Trade Payables to Related Parties	33	757.913	181.733
Trade Payables to Unrelated Parties	8	22.211.569	12.248.315
Employee Benefit Obligations	20	2.225.962	1.274.553
Other Payables		4.737.365	1.978.365
Other Payables to Related Parties	33	1.947.502	895.102
Other Payables to Unrelated Parties	9	2.789.863	1.083.263
Deferred Income Other Than Contract Liabilities	21	21.193.929	15.888.558
Current tax liabilities, current	31	4.872.793	11.961.605
Current provisions		383.536	280.000
Other current provisions	16	383.536	280.000
Other Current Liabilities	19	839.943	408.599
<b>SUB-TOTAL</b>		<b>64.069.527</b>	<b>47.838.237</b>
<b>Total current liabilities</b>		<b>64.069.527</b>	<b>47.838.237</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	7	22.228.527	22.766.534
Other Payables	9	1.125.000	0
Deferred Income Other Than Contract Liabilities	21	20.862.545	20.862.545
Non-current provisions		7.537.688	3.319.579
Non-current provisions for employee benefits	18	7.537.688	3.319.579
Deferred Tax Liabilities	31	12.286.354	17.115.615
<b>Total non-current liabilities</b>		<b>64.040.114</b>	<b>64.064.273</b>
<b>Total liabilities</b>		<b>128.109.641</b>	<b>111.902.510</b>
<b>EQUITY</b>			
Equity attributable to owners of parent	22	272.983.555	238.889.181
Issued capital		157.417.015	157.417.015

Share Premium (Discount)		7.569.180	7.569.180
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		4.797.176	5.894.142
Gains (Losses) on Revaluation and Remeasurement		4.797.176	5.894.142
Increases (Decreases) on Revaluation of Property, Plant and Equipment		7.164.721	7.071.645
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2.367.545	-1.177.503
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		1.309.081	0
Gains (Losses) on Revaluation and Reclassification		1.309.081	0
Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income		1.309.081	0
Restricted Reserves Appropriated From Profits		3.893.214	2.293.281
Prior Years' Profits or Losses		63.779.231	41.849.105
Current Period Net Profit Or Loss		34.218.658	23.866.458
Non-controlling interests		52.613.681	36.804.854
<b>Total equity</b>		<b>325.597.236</b>	<b>275.694.035</b>
<b>Total Liabilities and Equity</b>		<b>453.706.877</b>	<b>387.596.545</b>

## 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	24	160.325.645	32.146.501	55.388.001	9.051.914
Cost of sales	24	-108.125.596	-24.542.608	-47.727.800	-6.569.252
<b>GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS</b>		<b>52.200.049</b>	<b>7.603.893</b>	<b>7.660.201</b>	<b>2.482.662</b>
<b>GROSS PROFIT (LOSS)</b>		<b>52.200.049</b>	<b>7.603.893</b>	<b>7.660.201</b>	<b>2.482.662</b>
General Administrative Expenses	25	-7.348.599	-3.672.409	-3.055.617	-1.064.483
Marketing Expenses	25	-5.645.408	-2.774.374	-2.226.703	-907.170
Other Income from Operating Activities	27	4.019.053	2.403.447	1.427.723	2.142.143
Other Expenses from Operating Activities	28	-4.184.581	-367.048	337.477	-1.765
<b>PROFIT (LOSS) FROM OPERATING ACTIVITIES</b>		<b>39.040.514</b>	<b>3.193.509</b>	<b>4.143.081</b>	<b>2.651.387</b>
Investment Activity Income	26	674.768	0	674.768	0
Share of Profit (Loss) from Investments Accounted for Using Equity Method	10	-124.403	-1.334	-85.940	17.157
<b>PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)</b>		<b>39.590.879</b>	<b>3.192.175</b>	<b>4.731.909</b>	<b>2.668.544</b>
Finance income	29	33.010.795	7.630.231	21.144.531	2.332.627
Finance costs	30	-9.759.592	-3.584.236	-1.780.473	-876.981
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX</b>		<b>62.842.082</b>	<b>7.238.170</b>	<b>24.095.967</b>	<b>4.124.190</b>
Tax (Expense) Income, Continuing Operations	31	-12.449.961	1.219.904	-3.601.799	-2.272.657
Current Period Tax (Expense) Income		-16.846.689	-2.840.123	-5.125.430	-2.694.754
Deferred Tax (Expense) Income		4.396.728	4.060.027	1.523.631	422.097
<b>PROFIT (LOSS) FROM CONTINUING OPERATIONS</b>		<b>50.392.121</b>	<b>8.458.074</b>	<b>20.494.168</b>	<b>1.851.533</b>
<b>PROFIT (LOSS)</b>		<b>50.392.121</b>	<b>8.458.074</b>	<b>20.494.168</b>	<b>1.851.533</b>
<b>Profit (loss), attributable to [abstract]</b>					
Non-controlling Interests		16.173.463	75.512	7.253.711	47.848
Owners of Parent		34.218.658	8.382.562	13.240.457	1.803.685
<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>Hisse Başına Kazanç</i>	32	0,21740000	0,05330000	0,08410000	0,01150000
<b>Diluted Earnings Per Share</b>					
<b>OTHER COMPREHENSIVE INCOME</b>					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-1.190.042	318.335	-85.361	101.100
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.613.279	438.923	-353.763	142.288
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		423.237	-120.588	268.402	-41.188
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		1.309.081	0	914.616	0
Other Comprehensive Income (Loss) Related with Financial Assets Measured at Fair Value through Other Comprehensive Income		1.309.081	0	914.616	0
Gains (Losses) on Financial Assets Measured at Fair Value through Other Comprehensive Income		1.309.081	0	914.616	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>119.039</b>	<b>318.335</b>	<b>829.255</b>	<b>101.100</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>50.511.160</b>	<b>8.776.409</b>	<b>21.323.423</b>	<b>1.952.633</b>
<b>Total Comprehensive Income Attributable to</b>					
Non-controlling Interests		16.173.463	75.512	35.151.071	47.848
Owners of Parent		34.337.697	8.700.897	-13.827.648	1.904.785

## 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>-55.718.084</b>	<b>-13.094.150</b>
Profit (Loss)		34.218.658	8.458.074
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>2.665.371</b>	<b>-4.541.296</b>
Adjustments for depreciation and amortisation expense	14,15	1.114.974	474.810
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.872.987	-1.625.942
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	8,9	1.842.668	-1.625.942
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Other Financial Assets or Investments		30.319	0
Adjustments for provisions		4.218.109	383.977
Adjustments for (Reversal of) Provisions Related with Employee Benefits	18	4.218.109	383.977
Adjustments for Interest (Income) Expenses		288.562	-211.519
Adjustments for Interest Income	29	0	-211.519
Adjustments for interest expense	30	288.562	0
Adjustments for Tax (Income) Expenses	31	-4.829.261	-3.562.622
<b>Changes in Working Capital</b>		<b>-92.602.113</b>	<b>-17.010.928</b>
Decrease (Increase) in Financial Investments	5	-88.295.000	1.333
Adjustments for decrease (increase) in trade accounts receivable		-18.276.417	337.148
Decrease (Increase) in Trade Accounts Receivables from Related Parties	33	-15.264.633	-177.678
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties	8	-3.011.784	514.826
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		1.837.361	-7.755.354
Decrease (Increase) in Other Related Party Receivables Related with Operations	33	1.975.917	-7.768.070
Decrease (Increase) in Other Unrelated Party Receivables Related with Operations	9	-138.556	12.716
Adjustments for Decrease (Increase) in Contract Assets		1.727.473	730.642
Decrease (Increase) In Contract Assets from Ongoing Construction Contracts	10	1.727.473	730.642
Adjustments for decrease (increase) in inventories	11	-18.712.805	-9.751
Decrease (Increase) in Prepaid Expenses	23	-2.139.938	-8.035.209
Adjustments for increase (decrease) in trade accounts payable		10.512.323	2.442.833
Increase (Decrease) in Trade Accounts Payables to Related Parties	33	576.180	96.419
Increase (Decrease) in Trade Accounts Payables to Unrelated Parties	8	9.936.143	2.346.414
Increase (Decrease) in Employee Benefit Liabilities	20	951.409	52.060
Adjustments for increase (decrease) in other operating payables		3.911.111	-1.551.086
Increase (Decrease) in Other Operating Payables to Related Parties	33	1.052.400	173.725
Increase (Decrease) in Other Operating Payables to Unrelated Parties	9	2.858.711	-1.724.811
Increase (Decrease) in Deferred Income Other Than Contract Liabilities	21	5.658.739	-280.430
Other Adjustments for Other Increase (Decrease) in Working Capital		10.223.631	-2.943.114
Decrease (Increase) in Other Assets Related with Operations	19	1.357.746	-412.147
Increase (Decrease) in Other Payables Related with Operations	19	8.865.885	-2.530.967
<b>Cash Flows from (used in) Operations</b>		<b>-55.718.084</b>	<b>-13.094.150</b>
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>12.742.814</b>	<b>-53.258.007</b>
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		0	-24.198.468
Cash Receipts from Sales of Equity or Debt Instruments of Other Entities		0	0
Cash Payments to Acquire Equity or Debt Instruments of Other Entities			-27.500.000

Proceeds from sales of property, plant, equipment and intangible assets		93.942	0
Proceeds from sales of property, plant and equipment	14,15	93.942	0
Purchase of Property, Plant, Equipment and Intangible Assets		-6.745.845	-3.714.539
Purchase of property, plant and equipment	14	-6.704.859	-3.714.539
Purchase of intangible assets	15	-40.986	0
Cash Inflows from Sale of Investment Property	13	31.748.517	2.155.000
Cash Outflows from Acquisition of Investment Property	13	-12.353.800	0
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>883.235</b>	<b>88.814.957</b>
Proceeds from Issuing Shares or Other Equity Instruments		0	86.885.885
Proceeds from issuing shares		0	86.885.885
Proceeds from borrowings		12.798.812	7.038.867
Proceeds from Loans	7	12.798.812	7.038.867
Repayments of borrowings		-10.395.374	-5.806.229
Loan Repayments	7	-10.395.374	-5.806.229
Other inflows (outflows) of cash	19	-1.520.203	696.434
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-42.092.035	22.462.800
Effect of exchange rate changes on cash and cash equivalents		0	0
Net increase (decrease) in cash and cash equivalents		-42.092.035	22.462.800
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>	<b>4</b>	<b>76.228.687</b>	<b>8.471.543</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>34.136.652</b>	<b>30.934.343</b>



# 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]				Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification		Prior Years' Profits or Losses	Net Profit or Loss			
Increases (Decreases) on Revaluation of Property, Plant and Equipment			Gains (Losses) on Remeasurements of Defined Benefit Plans		Gains (Losses) from Financial Assets Measured at Fair Value through Other Comprehensive Income									
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	76.231.000	1.869.310	7.112.433	-485.840		0	1.783.032	49.567.693	17.097.905	153.175.533	-321.194	152.854.339		
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	0	0	0	0		0	504.889	16.593.016	-17.097.905	0	0	0		
Total Comprehensive Income (Loss)														
Profit (loss)														
Other Comprehensive Income (Loss)														
Issue of equity	81.186.015	5.699.871	0	438.933		0	0	-24.012.765	0	62.873.121	0	62.873.121		
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				318.335										
<b>Equity at end of period</b>	157.417.015	7.569.181	7.112.433	-167.505			2.287.921	41.962.241	8.458.074	224.639.360	27.651.678	252.291.038		
<b>Statement of changes in equity (abstract)</b>														
<b>Statement of changes in equity (line items)</b>														
<b>Equity at beginning of period</b>	157.417.015	7.569.180	7.071.645	-1.177.503			2.293.281	41.949.105	23.866.458	238.889.181	36.804.854	275.694.035		
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	0	0	0	0		0	1.599.933	22.266.525	-23.866.458	0	0	0		
Total Comprehensive Income (Loss)														
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 - 30.09.2021

