



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 1. 3 Monthly Notification

General Information About Financial Statements

Unconsolidated Financial Report



Statement of Financial Position (Balance Sheet)

| | |
|--------------------------------|----------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Unconsolidated |

| | Footnote Reference | Current Period 31.03.2023 | Previous Period 31.12.2022 |
|--|--------------------|------------------------------|-------------------------------|
| Statement of Financial Position (Balance Sheet) | | | |
| Assets [abstract] | | | |
| CURRENT ASSETS | | | |
| Cash and cash equivalents | 4 | 588.689.683 | 1.089.044.582 |
| Financial Investments | 11 | 2.703.060.666 | 2.059.480.031 |
| Trade Receivables | | 163.119.624 | 92.579.418 |
| Trade Receivables Due From Related Parties | 24 | 31.878.079 | 35.937.211 |
| Trade Receivables Due From Unrelated Parties | 6 | 131.241.545 | 56.642.207 |
| Other Receivables | | 8.017.532 | 8.739.039 |
| Other Receivables Due From Unrelated Parties | 7 | 8.017.532 | 8.739.039 |
| Inventories | 8 | 933.901.628 | 899.701.693 |
| Prepayments | | 1.093.760.892 | 1.041.663.034 |
| Prepayments to Related Parties | 9 | 1.063.314.791 | 5.446.102 |
| Prepayments to Unrelated Parties | 24 | 30.446.101 | 1.036.216.932 |
| Current Tax Assets | | 2.995.208 | 1.624.145 |
| Other current assets | 10 | 63.979.499 | 63.900.681 |
| SUB-TOTAL | | 5.557.524.732 | 5.256.732.623 |
| Total current assets | | 5.557.524.732 | 5.256.732.623 |
| NON-CURRENT ASSETS | | | |
| Financial Investments | 11 | 439.270.439 | 439.270.439 |
| Trade Receivables | | 0 | 9.678.691 |
| Trade Receivables Due From Related Parties | 6 | 0 | 9.678.691 |
| Investment property | 12 | 14.128.955.455 | 14.128.955.455 |
| Property, plant and equipment | 13 | 50.458.500 | 50.188.314 |
| Intangible assets and goodwill | | 16.858.616 | 17.251.106 |
| Goodwill | 14 | 2.643.723 | 3.023.139 |
| Other intangible assets | | 14.214.893 | 14.227.967 |
| Other Non-current Assets | 10 | 305.078 | 1.691.481 |
| Total non-current assets | | 14.635.848.088 | 14.647.035.486 |
| Total assets | | 20.193.372.820 | 19.903.768.109 |
| LIABILITIES AND EQUITY | | | |
| CURRENT LIABILITIES | | | |
| Current Portion of Non-current Borrowings | 5 | 436.241.304 | 503.104.979 |
| Trade Payables | | 283.873.151 | 278.773.151 |
| Trade Payables to Related Parties | 24 | 37.602.217 | 34.402.217 |
| Trade Payables to Unrelated Parties | 6 | 246.270.934 | 244.370.934 |
| Employee Benefit Obligations | 17 | 2.037.487 | 1.513.987 |
| Other Payables | | 25.017.410 | 21.490.131 |
| Other Payables to Unrelated Parties | 7 | 25.017.410 | 21.490.131 |
| Contract Liabilities | | 306.292.587 | 393.819.929 |
| Contract Liabilities from Ongoing Construction Contracts | 9 | 306.292.587 | 393.819.929 |
| Current provisions | | 3.503.153 | 3.218.715 |
| Current provisions for employee benefits | 17 | 1.074.083 | 789.645 |
| Other current provisions | | 2.429.070 | 2.429.070 |
| SUB-TOTAL | | 1.056.965.092 | 1.201.920.892 |
| Total current liabilities | | 1.056.965.092 | 1.201.920.892 |
| NON-CURRENT LIABILITIES | | | |
| Long Term Borrowings | 5 | 1.079.972.021 | 1.044.894.383 |
| Other Payables | | 3.601.013 | 3.523.945 |
| Other Payables to Unrelated parties | 7 | 3.601.013 | 3.523.945 |
| Contract Liabilities | | 18.101.702 | 11.101.702 |
| Contract Liabilities from Ongoing Construction Contracts | 9 | 18.101.702 | 11.101.702 |
| Non-current provisions | | 2.082.341 | 1.959.671 |
| Non-current provisions for employee benefits | 17 | 2.082.341 | 1.959.671 |
| Total non-current liabilities | | 1.103.757.077 | 1.061.479.701 |
| Total liabilities | | 2.160.722.169 | 2.263.400.593 |
| EQUITY | | | |
| Equity attributable to owners of parent | | 18.032.650.651 | 17.640.367.516 |

| | | | |
|---|----|-----------------------|-----------------------|
| Issued capital | 16 | 728.000.000 | 728.000.000 |
| 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 | 430.269.704 |
| Gains (Losses) on Revaluation and Reclassification | | 430.269.704 | 430.269.704 |
| Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets | 16 | 430.269.704 | 430.269.704 |
| Restricted Reserves Appropriated From Profits | | 84.829.644 | 84.829.644 |
| Legal Reserves | | 84.829.644 | 84.829.644 |
| Prior Years' Profits or Losses | | 16.128.396.276 | 5.800.484.145 |
| Current Period Net Profit Or Loss | | 392.283.135 | 10.327.912.131 |
| Total equity | | 18.032.650.651 | 17.640.367.516 |
| Total Liabilities and Equity | | 20.193.372.820 | 19.903.768.109 |

Statement of Profit or Loss and Other Comprehensive Income

| | |
|--------------------------------|----------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Unconsolidated |

| | Footnote Reference | Current Period 01.01.2023 - 31.03.2023 | Previous Period 01.01.2022 - 31.03.2022 |
|--|--------------------|---|--|
| Statement of Profit or Loss and Other Comprehensive Income | | | |
| PROFIT (LOSS) | | | |
| Revenue | 19 | 268.048.354 | 836.092.424 |
| Cost of sales | 19 | -79.516.819 | -494.373.036 |
| GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS | | 188.531.535 | 341.719.388 |
| GROSS PROFIT (LOSS) | | 188.531.535 | 341.719.388 |
| General Administrative Expenses | 20 | -6.880.076 | -5.884.520 |
| Marketing Expenses | 20 | -1.558.613 | -6.883.107 |
| Other Income from Operating Activities | 21 | 33.884.697 | 83.244.253 |
| Other Expenses from Operating Activities | 21 | -3.026.308 | -21.018.904 |
| PROFIT (LOSS) FROM OPERATING ACTIVITIES | | 210.951.235 | 391.177.110 |
| Investment Activity Income | | 47.484.906 | 0 |
| PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE) | | 258.436.141 | 391.177.110 |
| Finance income | 22 | 169.693.901 | 103.639.401 |
| Finance costs | 22 | -35.846.907 | -13.199.501 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX | | 392.283.135 | 481.617.010 |
| PROFIT (LOSS) FROM CONTINUING OPERATIONS | | 392.283.135 | 481.617.010 |
| PROFIT (LOSS) | | 392.283.135 | 481.617.010 |
| Profit (loss), attributable to [abstract] | | | |
| Non-controlling Interests | | 0 | 0 |
| Owners of Parent | | 392.283.135 | 481.617.010 |
| 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 | 0,53890000 | 0,66200000 |
| Diluted Earnings Per Share | | | |
| OTHER COMPREHENSIVE INCOME | | | |
| Other Comprehensive Income that will not be Reclassified to Profit or Loss | | 0 | 0 |
| Other Comprehensive Income That Will Be Reclassified to Profit or Loss | | 0 | 0 |
| OTHER COMPREHENSIVE INCOME (LOSS) | | 0 | 0 |
| TOTAL COMPREHENSIVE INCOME (LOSS) | | 392.283.135 | 481.617.010 |
| Total Comprehensive Income Attributable to | | | |
| Non-controlling Interests | | 0 | 0 |
| Owners of Parent | | 392.283.135 | 481.617.010 |

Statement of cash flows (Indirect Method)

| | |
|--------------------------------|----------------|
| Presentation Currency | TL |
| Nature of Financial Statements | Unconsolidated |

| | Footnote Reference | Current Period 01.01.2023 - 31.03.2023 | Previous Period 01.01.2022 - 31.03.2022 |
|--|--------------------|---|--|
| Statement of cash flows (Indirect Method) | | | |
| CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES | | | |
| Profit (Loss) | | 392.283.135 | 481.617.010 |
| Profit (Loss) from Continuing Operations | | 392.283.135 | 481.617.010 |
| Adjustments to Reconcile Profit (Loss) | | | |
| Adjustments for depreciation and amortisation expense | 19,20 | 304.966 | 407.157 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) | | 0 | 244.818 |
| Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables | 6 | 0 | 244.818 |
| Adjustments for provisions | | 681.651 | 1.207.609 |
| Adjustments for Interest (Income) Expenses | 22 | -20.360.784 | 8.009.451 |
| Adjustments for unrealised foreign exchange losses (gains) | | 58.761.084 | |
| Adjustments for fair value losses (gains) | | -121.648.258 | -96.573.594 |
| Adjustments for Fair Value Losses (Gains) of Financial Assets | | -121.648.258 | -96.573.594 |
| Other adjustments to reconcile profit (loss) | | 379.416 | 486.509 |
| Changes in Working Capital | | | |
| Adjustments for decrease (increase) in trade accounts receivable | | -60.861.515 | 16.012.534 |
| Adjustments for Decrease (Increase) in Other Receivables Related with Operations | | -572.001.143 | 26.096.657 |
| Adjustments for decrease (increase) in inventories | | -34.199.934 | 442.786.046 |
| Adjustments for increase (decrease) in trade accounts payable | | 5.100.000 | -398.882.095 |
| Adjustments for Increase (Decrease) in Contract Liabilities | | -80.527.342 | -613.758.909 |
| Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts | | -80.527.342 | -613.758.909 |
| Adjustments for increase (decrease) in other operating payables | | 4.127.847 | -178.264.977 |
| Cash Flows from (used in) Operations | | | |
| Payments Related with Provisions for Employee Benefits | | -274.543 | -387.210 |
| Income taxes refund (paid) | | -1.371.063 | 23.698 |
| CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES | | | |
| Proceeds from sales of property, plant, equipment and intangible assets | | 0 | 143.226 |
| Proceeds from sales of property, plant and equipment | 13 | 0 | 143.226 |
| Purchase of Property, Plant, Equipment and Intangible Assets | | -562.078 | -50.581 |
| Purchase of property, plant and equipment | 13 | -562.078 | -50.581 |
| Cash Outflows from Acquisition of Investment Property | 12 | 0 | -7.042.784 |
| Interest received | 22 | 48.045.643 | 4.805.840 |
| CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES | | | |
| Proceeds from borrowings | | 200.000.000 | 0 |
| Proceeds from Loans | 5 | 200.000.000 | 0 |
| Repayments of borrowings | | -290.547.121 | -46.728.388 |
| Loan Repayments | 5 | -290.547.121 | -46.728.388 |
| Interest paid | 22 | -27.684.859 | -12.815.291 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES | | | |
| Net increase (decrease) in cash and cash equivalents | | -500.354.898 | -372.663.274 |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD | | | |
| | | 1.089.044.582 | 722.936.178 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD | | | |
| | | 588.689.684 | 350.272.904 |



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 | | 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 | | | | | | | | | 2.945.417.459 | -3.309.417.549 | 0 | 0 |
| Total Comprehensive Income (Loss) | | | | | | | | | | | | | |
| Profit (loss) | | | | | | | | | | | 481.617.010 | 481.617.010 | 481.617.010 |
| 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 | | | | | | | | | | | | | |
| 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 | 728.000.000 | -3.364.272 | 146.712.969 | -119.842.284 | 245.365.479 | | 233.830.795 | | 38.223.330 | 5.847.090.459 | 481.617.010 | 7.597.633.486 | 7.597.633.486 |
| Statement of changes in equity (abstract) | | | | | | | | | | | | | |
| Statement of changes in equity (line items) | | | | | | | | | | | | | |
| Equity at beginning of period | 728.000.000 | -3.364.272 | 146.712.969 | -119.842.284 | 245.365.479 | | 430.269.704 | | 84.829.644 | 5.800.484.145 | 10.327.912.131 | 17.640.367.516 | 17.640.367.516 |
| 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 | | | | | | | | | | 10.327.912.131 | -10.327.912.131 | 0 | 0 |
| Total Comprehensive Income (Loss) | | | | | | | | | | | | | |
| Profit (loss) | | | | | | | | | | | 392.283.135 | 392.283.135 | 392.283.135 |
| 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
01.01.2022 - 31.03.2022

