



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2023 - 2. 3 Monthly Notification

General Information About Financial Statements

Unconsolidated Financial Report



Independent Audit Company	KPMG BAĞIMSIZ DENETİM VE SERBEST MUHASEBECİ MALİ MÜŞAVİRLİK A.Ş.
Audit Type	Limited
Audit Result	Positive

Ara Dönem Özet Bireysel Finansal Bilgilere İlişkin Sınırlı Denetim Raporu

Özak Gayrimenkul Yatırım Ortaklığı Şirketi Anonim Şirketi Yönetim Kurulu'na

Giriş

Özak Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") 30 Haziran 2023 tarihli ilişikteki özet bireysel finansal durum tablosunun ve aynı tarihte sona eren altı aylık hesap dönemine ait özet bireysel kar veya zarar ve diğer kapsamlı gelir tablosunun, özet bireysel özkaynaklar değişim tablosunun, özet bireysel nakit akış tablosunun ve diğer açıklayıcı dipnotlarının ("ara dönem özet bireysel finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Şirket yönetimi, söz konusu ara dönem özet bireysel finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardına ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet bireysel finansal bilgilere ilişkin bir sonuç bildirmektir.

Sınırlı Denetimin Kapsamı

Yaptığımız sınırlı denetim Sınırlı Bağımsız Denetim Standardı ("SBDS") 2410 "Ara Dönem Finansal Bilgilerin, İşletmenin Yıllık Finansal Tablolarının Bağımsız Denetimini Yürüten Denetçi Tarafından Sınırlı Bağımsız Denetimi"ne uygun olarak yürütülmüştür. Ara dönem özet bireysel finansal bilgilere ilişkin sınırlı denetim, başta finans ve muhasebe konularından sorumlu kişiler olmak üzere ilgili kişilerin sorgulanması ve analitik prosedürler ile diğer sınırlı denetim prosedürlerinin uygulanmasından oluşur. Ara dönem özet bireysel finansal bilgilerin sınırlı denetiminin kapsamı; Bağımsız Denetim Standartlarına uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet bireysel finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirtilebilecek tüm önemli hususlara vâkif olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Sonuç

Sınırlı denetimimize göre ilişikteki ara dönem özet bireysel finansal bilgilerin, tüm önemli yönleriyle, TMS 34'e uygun olarak hazırlanmadığı kanaatine varmamıza sebep olacak herhangi bir husus dikkatimizi çekmemiştir.

Diğer Husus

Şirket'in 31 Aralık 2022 tarihinde sona eren hesap dönemine ait bireysel finansal tablolarının bağımsız denetimi ve 30 Haziran 2022 tarihinde sona eren altı aylık ara hesap dönemine ait özet bireysel finansal bilgilerinin sınırlı denetimi başka bir bağımsız denetçi tarafından gerçekleştirilmiş olup, 27 Şubat 2023 tarihli bağımsız denetçi raporunda ve 16 Ağustos 2022 tarihli sınırlı denetim raporunda sırasıyla olumlu görüş ve olumlu sonuç bildirilmiştir.

KPMG Bağımsız Denetim ve Serbest Muhasebeci Mali Müşavirlik A.Ş.

Şirin Soysal, SMMM

Sorumlu Denetçi

21 Ağustos 2023

İstanbul, Türkiye

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.06.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	249.664.921	1.089.044.582
Financial Investments	11	3.125.077.307	2.059.480.031
Trade Receivables		373.426.385	92.579.418
Trade Receivables Due From Related Parties	23	149.063.541	35.937.211
Trade Receivables Due From Unrelated Parties	6	224.362.844	56.642.207
Other Receivables		8.667.215	8.739.039
Other Receivables Due From Related Parties		0	0
Other Receivables Due From Unrelated Parties	7	8.667.215	8.739.039
Inventories	8	968.077.686	899.701.693
Prepayments		1.192.284.543	1.041.663.034
Prepayments to Related Parties	23	12.877.821	5.446.102
Prepayments to Unrelated Parties	9	1.179.406.722	1.036.216.932
Current Tax Assets		3.638.155	1.624.145
Other current assets	10	62.332.747	63.900.681
SUB-TOTAL		5.983.168.959	5.256.732.623
Total current assets		5.983.168.959	5.256.732.623
NON-CURRENT ASSETS			
Financial Investments	11	312.217.308	439.270.439
Trade Receivables		0	9.678.691
Trade Receivables Due From Unrelated Parties	6	0	9.678.691
Investment property	12	21.742.898.277	14.128.955.455
Property, plant and equipment	13	58.742.654	50.188.314
Intangible assets and goodwill		16.668.832	17.251.106
Goodwill		2.580.730	3.023.139
Other intangible assets		14.088.102	14.227.967
Other Non-current Assets	10	792.277	1.691.481
Total non-current assets		22.131.319.348	14.647.035.486
Total assets		28.114.488.307	19.903.768.109
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		0	0
Current Borrowings From Related Parties		0	0
Current Portion of Non-current Borrowings	5	458.951.463	503.104.979
Trade Payables		323.194.577	278.773.151
Trade Payables to Related Parties	23	45.049.802	34.402.217
Trade Payables to Unrelated Parties	6	278.144.775	244.370.934
Employee Benefit Obligations	16	1.942.707	1.513.987
Other Payables		22.084.838	21.490.131
Other Payables to Related Parties		0	0
Other Payables to Unrelated Parties	7	22.084.838	21.490.131
Contract Liabilities		495.561.848	393.819.929
Contract Liabilities from Ongoing Construction Contracts	9	495.561.848	393.819.929
Current provisions		4.918.229	3.218.715
Current provisions for employee benefits	16	1.035.237	789.645
Other current provisions	14	3.882.992	2.429.070
SUB-TOTAL		1.306.653.662	1.201.920.892
Total current liabilities		1.306.653.662	1.201.920.892
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	935.938.394	1.044.894.383
Trade Payables		4.750.437	3.523.945
Trade Payables To Unrelated Parties	7	4.750.437	3.523.945
Contract Liabilities		42.756.569	11.101.702
Contract Liabilities from Ongoing Construction Contracts	9	42.756.569	11.101.702
Non-current provisions		1.867.560	1.959.671
Non-current provisions for employee benefits	16	1.867.560	1.959.671
Total non-current liabilities		985.312.960	1.061.479.701

Total liabilities		2.291.966.622	2.263.400.593
EQUITY			
Equity attributable to owners of parent	15	25.822.521.685	17.640.367.516
Issued capital		728.000.000	728.000.000
Capital Advance		728.000.000	0
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		245.365.479	245.365.479
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		303.216.575	430.269.704
Gains (Losses) on Revaluation and Reclassification		303.216.575	430.269.704
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets		303.216.575	430.269.704
Restricted Reserves Appropriated From Profits		278.545.717	84.829.644
Legal Reserves		278.545.717	84.829.644
Prior Years' Profits or Losses		15.206.680.203	5.800.484.145
Current Period Net Profit Or Loss		8.309.207.298	10.327.912.131
Total equity		25.822.521.685	17.640.367.516
Total Liabilities and Equity		28.114.488.307	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 - 30.06.2023	Previous Period 01.01.2022 - 30.06.2022	Current Period 3 Months 01.04.2023 - 30.06.2023	Previous Period 3 Months 01.04.2022 - 30.06.2022
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	18	608.853.741	1.554.018.198	340.805.387	717.925.774
Cost of sales	18	-139.625.754	-705.478.406	-60.108.935	-211.105.370
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		469.227.987	848.539.792	280.696.452	506.820.404
GROSS PROFIT (LOSS)		469.227.987	848.539.792	280.696.452	506.820.404
General Administrative Expenses	19	-39.375.678	-12.919.475	-32.495.602	-7.034.955
Marketing Expenses	19	-3.718.500	-12.038.340	-2.159.887	-5.155.233
Other Income from Operating Activities	20	7.000.595.364	26.135.344	6.966.710.667	9.640.607
Other Expenses from Operating Activities	20	-45.595.927	-26.530.667	-42.569.619	-7.250.796
PROFIT (LOSS) FROM OPERATING ACTIVITIES		7.381.133.246	823.186.654	7.170.182.011	497.020.027
Investment Activity Income		100.960.831	0	53.475.925	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		7.482.094.077	823.186.654	7.223.657.936	497.020.027
Finance income	21	942.851.676	295.237.511	773.157.775	124.848.595
Finance costs	21	-115.738.455	-73.856.896	-79.891.548	-58.918.363
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		8.309.207.298	1.044.567.269	7.916.924.163	562.950.259
PROFIT (LOSS) FROM CONTINUING OPERATIONS		8.309.207.298	1.044.567.269	7.916.924.163	562.950.259
PROFIT (LOSS)		8.309.207.298	1.044.567.269	7.916.924.163	562.950.259
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		8.309.207.298	1.044.567.269	7.916.924.163	562.950.259
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>	17	11,41400000	1,73700000	10,87500000	1,18900000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		-127.053.129	0	-127.053.129	0
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-127.053.129	0	-127.053.129	0
OTHER COMPREHENSIVE INCOME (LOSS)		-127.053.129	0	-127.053.129	0
TOTAL COMPREHENSIVE INCOME (LOSS)		8.182.154.169	1.044.567.269	7.789.871.034	562.950.259
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		8.182.154.169	1.044.567.269	7.789.871.034	562.950.259

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.06.2023	Previous Period 01.01.2022 - 30.06.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-21.905.193	293.753.428
Profit (Loss)		8.309.207.298	1.044.567.269
Adjustments to Reconcile Profit (Loss)		-7.621.457.548	-71.455.484
Adjustments for depreciation and amortisation expense	18,19	473.000	574.830
Adjustments for Impairment Loss (Reversal of Impairment Loss)		0	490.703
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	0	490.703
Adjustments for provisions		2.425.525	1.114.323
Adjustments for Interest (Income) Expenses		-12.473.232	39.297.108
Adjustments for Interest Income	21	-12.473.232	0
Adjustments for interest expense	21	0	39.297.108
Adjustments for fair value losses (gains)		-7.612.325.251	-114.182.254
Adjustments for Fair Value Losses (Gains) of Investment Property	12	-6.945.992.103	
Adjustments for Fair Value Losses (Gains) of Financial Assets	21	-666.333.148	-114.182.254
Other adjustments to reconcile profit (loss)		442.410	1.249.806
Changes in Working Capital		-706.822.811	-680.403.825
Adjustments for decrease (increase) in trade accounts receivable		-271.168.276	-101.355.858
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-547.346.673	-89.632.291
Adjustments for decrease (increase) in inventories		-68.375.993	316.556.643
Adjustments for increase (decrease) in trade accounts payable		44.421.426	-147.243.230
Adjustments for Increase (Decrease) in Contract Liabilities		133.396.786	-470.883.048
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		133.396.786	-470.883.048
Adjustments for increase (decrease) in other operating payables		2.249.919	-187.846.041
Cash Flows from (used in) Operations		-19.073.061	292.707.960
Payments Related with Provisions for Employee Benefits		-818.122	-268.839
Income taxes refund (paid)		-2.014.010	1.314.307
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-581.963.410	6.357.248
Proceeds from sales of property, plant, equipment and intangible assets		0	406.288
Purchase of Property, Plant, Equipment and Intangible Assets	13	-8.887.475	-2.703.806
Cash Outflows from Acquisition of Investment Property	12	-667.950.720	0
Interest received	21	94.874.785	8.654.766
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-235.511.058	208.860.428
Proceeds from borrowings		208.535.198	300.000.000
Proceeds from Loans	5	208.535.198	300.000.000
Repayments of borrowings		-361.644.703	-43.187.698
Loan Repayments	5	-361.644.703	-43.187.698
Interest paid	21	-82.401.553	-47.951.874
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-839.379.661	508.971.104
Net increase (decrease) in cash and cash equivalents		-839.379.661	508.971.104
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		249.664.921	1.231.907.282



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity													Non-controlling interests (member)	
	Equity attributable to owners of parent (member)											Retained Earnings			
	Issued Capital	Capital Advance	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			Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses	Net Profit or Loss		
						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						
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	0	-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										46.606.314	2.898.811.145	-3.309.417.459	0	0
Total Comprehensive Income (Loss)															
Profit (loss)													1.044.567.269	1.044.567.269	1.044.567.269
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	0	-3.364.272	146.712.969	-119.842.284	245.365.479			233.830.795		84.829.644	5.800.484.145	1.044.567.269	8.160.583.745	8.160.583.745
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period	728.000.000	0	-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		728.000.000									193.716.073	9.406.196.058	-10.327.912.131	0	0
Total Comprehensive Income (Loss)															
Profit (loss)													8.309.207.298	8.182.154.169	8.182.154.169
Other Comprehensive Income (Loss)									-127.053.129						
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 - 30.06.2022

