



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Solo Financial Report



Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2023	Previous Period 31.12.2022
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	195.288.295	1.089.044.582
Financial Investments		3.257.153.118	2.059.480.031
Financial Investments Held To Maturity		3.257.153.118	2.059.480.031
Trade Receivables		235.673.197	92.579.418
Trade Receivables Due From Related Parties	23	205.609.161	35.937.211
Trade Receivables Due From Unrelated Parties	6	30.064.036	56.642.207
Other Receivables		4.041.189	8.739.039
Other Receivables Due From Unrelated Parties	7	4.041.189	8.739.039
Inventories	8	1.961.902.431	899.701.693
Prepayments		1.177.283.776	1.041.663.034
Prepayments to Related Parties	23	0	5.446.102
Prepayments to Unrelated Parties	9	1.177.283.776	1.036.216.932
Current Tax Assets		3.869.847	1.624.145
Other current assets		104.871.324	63.900.681
Other Current Assets Due From Unrelated Parties	10	104.871.324	63.900.681
SUB-TOTAL		6.940.083.177	5.256.732.623
Total current assets		6.940.083.177	5.256.732.623
NON-CURRENT ASSETS			
Financial Investments		312.217.308	439.270.439
Financial Investments Held To Maturity	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	21.536.995.477	14.128.955.455
Property, plant and equipment	13	65.755.853	50.188.314
Intangible assets and goodwill		14.459.610	17.251.106
Goodwill		2.491.118	3.023.139
Other intangible assets		11.968.492	14.227.967
Other Non-current Assets		0	1.691.481
Other Non-Current Assets Due From Unrelated Parties	10	0	1.691.481
Total non-current assets		21.929.428.248	14.647.035.486
Total assets		28.869.511.425	19.903.768.109
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings		686.647.678	503.104.979
Current Portion of Non-current Borrowings from Related Parties		0	0
Current Portion of Non-current Borrowings from Unrelated Parties		686.647.678	503.104.979
Bank Loans	5	686.647.678	503.104.979
Trade Payables		256.811.592	278.773.151
Trade Payables to Related Parties	23	28.390.810	34.402.217
Trade Payables to Unrelated Parties	6	228.420.782	244.370.934
Employee Benefit Obligations	16	2.723.442	1.513.987
Other Payables		31.383.338	21.490.131
Other Payables to Unrelated Parties	7	31.383.338	21.490.131
Contract Liabilities		458.537.774	393.819.929
Contract Liabilities from Ongoing Construction Contracts	9	458.537.774	393.819.929
Current provisions		5.083.010	3.218.715
Current provisions for employee benefits	16	1.224.684	789.645
Other current provisions	14	3.858.326	2.429.070
SUB-TOTAL		1.441.186.834	1.201.920.892
Total current liabilities		1.441.186.834	1.201.920.892
NON-CURRENT LIABILITIES			
Long Term Borrowings		1.338.323.948	1.044.894.383
Long Term Borrowings From Related Parties		0	0
Long Term Borrowings From Unrelated Parties		1.338.323.948	1.044.894.383
Bank Loans	5	1.338.323.948	1.044.894.383

Other Payables		5,450,577	3,523,945
Other Payables to Unrelated parties	7	5,450,577	3,523,945
Contract Liabilities		34,509,302	11,101,702
Contract Liabilities from Ongoing Construction Contracts	9	34,509,302	11,101,702
Non-current provisions		2,054,591	1,959,671
Non-current provisions for employee benefits	16	2,054,591	1,959,671
Total non-current liabilities		1,380,338,418	1,061,479,701
Total liabilities		2,821,525,252	2,263,400,593
EQUITY			
Equity attributable to owners of parent		26,047,986,173	17,640,367,516
Issued capital	15	1,456,000,000	728,000,000
Additional Capital Contribution of Shareholders		146,712,969	146,712,969
Treasury Shares (-)		-3,364,272	-3,364,272
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	15	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	15	303,216,575	430,269,704
Restricted Reserves Appropriated From Profits		278,545,716	84,829,644
Legal Reserves		278,545,716	84,829,644
Prior Years' Profits or Losses		15,206,680,204	5,800,484,145
Current Period Net Profit Or Loss		8,534,671,786	10,327,912,131
Total equity		26,047,986,173	17,640,367,516
Total Liabilities and Equity		28,869,511,425	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 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022	Current Period 3 Months 01.07.2023 - 30.09.2023	Previous Period 3 Months 01.07.2022 - 30.09.2022
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	18	775.643.726	2.194.078.838	166.789.985	640.060.640
Cost of sales	18	-172.053.660	-956.275.983	-32.427.906	-250.797.577
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		603.590.066	1.237.802.855	134.362.079	389.263.063
GROSS PROFIT (LOSS)		603.590.066	1.237.802.855	134.362.079	389.263.063
General Administrative Expenses	19	-61.488.226	-21.962.217	-22.112.548	-9.042.742
Marketing Expenses	19	-6.257.277	-23.319.140	-2.538.777	-11.280.800
Other Income from Operating Activities	20	7.023.256.418	5.162.677.993	22.661.054	5.136.542.649
Other Expenses from Operating Activities	20	-49.735.933	-39.486.770	-4.140.006	-12.956.103
PROFIT (LOSS) FROM OPERATING ACTIVITIES		7.509.365.048	6.315.712.721	128.231.802	5.492.526.067
Investment Activity Income		144.934.790	24.938.195	43.973.959	
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		7.654.299.838	6.340.650.916	172.205.761	5.492.526.067
Finance income		1.142.851.676	381.876.262	200.000.000	86.638.751
Finance costs		-262.479.728	-120.989.689	-146.741.273	-47.132.793
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		8.534.671.786	6.601.537.489	225.464.488	5.532.032.025
PROFIT (LOSS) FROM CONTINUING OPERATIONS		8.534.671.786	6.601.537.489	225.464.488	5.532.032.025
PROFIT (LOSS)		8.534.671.786	6.601.537.489	225.464.488	5.532.032.025
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		8.534.671.786	6.601.537.489	225.464.488	5.532.032.025
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazan.</i>	17	9,06660000	10,25080000	0,23950000	8,59010000
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	196.438.909	-127.053.129	196.438.909
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		-127.053.129	196.438.909	-127.053.129	196.438.909
Gains (losses) on Remeasuring Available-for-sale Financial Assets		-127.053.129	196.438.909	-127.053.129	196.438.909
OTHER COMPREHENSIVE INCOME (LOSS)		-127.053.129	196.438.909	-127.053.129	196.438.909
TOTAL COMPREHENSIVE INCOME (LOSS)		8.407.618.657	6.797.976.398	98.411.359	5.728.470.934
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0		
Owners of Parent		8.407.618.657	6.797.976.398	98.411.359	5.728.470.934

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2023 - 30.09.2023	Previous Period 01.01.2022 - 30.09.2022
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		146.934.452	562.650.479
Profit (Loss)		8.534.671.786	6.601.537.489
Profit (Loss) from Continuing Operations		8.534.671.786	6.601.537.489
Adjustments to Reconcile Profit (Loss)		-6.691.250.143	-5.152.558.014
Adjustments for depreciation and amortisation expense	18-19	2.909.608	767.159
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-5.995.996.412	-5.106.263.344
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-4.310	666.672
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	12	-5.995.992.102	-5.106.930.016
Adjustments for provisions		2.626.998	2.492.375
Adjustments for Interest (Income) Expenses		89.397.411	78.211.177
Adjustments for interest expense	21	89.397.411	78.211.177
Adjustments for fair value losses (gains)		-790.719.771	-129.359.295
Adjustments for Fair Value Losses (Gains) of Financial Assets	21	-790.719.771	-129.359.295
Other adjustments to reconcile profit (loss)		532.023	1.593.914
Changes in Working Capital		-1.693.573.706	-885.017.920
Adjustments for decrease (increase) in trade accounts receivable		-133.410.778	-41.399.698
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-577.155.370	-621.067.911
Adjustments for decrease (increase) in inventories		-1.062.200.738	494.551.086
Adjustments for increase (decrease) in trade accounts payable		-21.961.559	-219.399.734
Adjustments for Increase (Decrease) in Contract Liabilities		88.125.445	-312.624.488
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		88.125.445	-312.624.488
Adjustments for increase (decrease) in other operating payables		13.029.294	-185.077.175
Cash Flows from (used in) Operations		149.847.937	563.961.555
Payments Related with Provisions for Employee Benefits		-667.783	-1.268.676
Income taxes refund (paid)		-2.245.702	-42.400
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-1.309.348.418	-190.280.170
Proceeds from sales of property, plant, equipment and intangible assets		0	143.227
Proceeds from sales of property, plant and equipment		0	143.227
Purchase of Property, Plant, Equipment and Intangible Assets		-16.217.672	-2.703.806
Purchase of intangible assets	13	-16.217.672	-2.703.806
Cash Outflows from Acquisition of Investment Property	12	-1.412.047.920	-193.876.863
Interest received	21	118.917.174	6.157.272
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		268.657.679	149.667.723
Proceeds from borrowings	5	840.416.983	300.000.000
Repayments of borrowings	5	-363.444.719	-65.963.828
Interest paid	21	-208.314.585	-84.368.449
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-893.756.287	522.038.032
Net increase (decrease) in cash and cash equivalents		-893.756.287	522.038.032
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		195.288.295	1.244.974.210



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							46.606.314	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)												
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		430.269.704	84.829.644	5.800.484.145	6.601.537.489	13.913.992.874	13.913.992.874
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	728.000.000							193.716.072	9.406.196.059	-10.327.912.131	0	0
Total Comprehensive Income (Loss)							-127.053.129			8.534.671.786	8.407.618.657	8.407.618.657
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
01.01.2022 - 30.09.2022

Current Period

01.01.2023 - 30.09.2023

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

1.456.000.000 -3.364.272 146.712.969 -119.842.284 245.385.479 303.216.575 278.545.716 15.206.680.204 8.534.671.786 26.047.586.173 26.047.586.173