



KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Financial Consolidated Statement

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	276.383.930	1.182.544.615
Financial Investments	11	3.257.153.118	2.100.117.628
Trade Receivables		290.033.704	84.426.962
Trade Receivables Due From Related Parties	23	128.492.709	9.383.333
Trade Receivables Due From Unrelated Parties	6	161.540.995	75.043.629
Other Receivables		8.950.012	10.427.986
Other Receivables Due From Unrelated Parties	7	8.950.012	10.427.986
Inventories	8	1.998.666.741	912.995.236
Prepayments		1.183.174.191	1.043.609.902
Prepayments to Related Parties	23		180.423
Prepayments to Unrelated Parties	9	1.183.174.191	1.043.429.479
Current Tax Assets		4.096.399	2.013.202
Other current assets		141.200.756	83.682.838
Other Current Assets Due From Unrelated Parties		141.200.756	83.682.838
SUB-TOTAL		7.159.658.851	5.419.818.369
Total current assets		7.159.658.851	5.419.818.369
NON-CURRENT ASSETS			
Financial Investments		420.735	420.735
Trade Receivables		0	9.678.691
Trade Receivables Due From Unrelated Parties		0	9.678.691
Investment property	12	15.045.595.477	10.112.732.252
Property, plant and equipment	13	6.515.705.202	4.045.291.071
Intangible assets and goodwill		17.997.650	20.476.790
Goodwill		2.491.118	3.023.139
Other intangible assets		15.506.532	17.453.651
Prepayments		757.810	7.386
Prepayments to Unrelated Parties	9	757.810	7.386
Deferred Tax Asset	22	57.267.014	7.408.183
Other Non-current Assets		0	1.691.485
Other Non-Current Assets Due From Unrelated Parties	10	0	1.691.485
Total non-current assets		21.637.743.888	14.197.706.593
Total assets		28.797.402.739	19.617.524.962
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		140.000.000	0
Current Borrowings From Related Parties		140.000.000	0
Bank Loans		140.000.000	0
Current Portion of Non-current Borrowings		799.235.064	595.249.874
Current Portion of Non-current Borrowings from Related Parties		799.235.064	595.249.874
Bank Loans		799.235.064	595.249.874
Trade Payables		369.438.802	339.400.023
Trade Payables to Related Parties	23	28.329.481	32.530.397
Trade Payables to Unrelated Parties	6	341.109.321	306.869.626
Employee Benefit Obligations	16	23.668.193	7.167.908
Other Payables		42.285.099	30.676.419
Other Payables to Unrelated Parties	7	42.285.099	30.676.419
Contract Liabilities		543.334.852	411.019.909
Contract Liabilities from Ongoing Construction Contracts	9	543.334.852	411.019.909
Current provisions		8.176.825	5.268.880
Current provisions for employee benefits	16	3.956.593	2.181.771
Other current provisions	14	4.220.232	3.087.109
Other Current Liabilities		83.970	0
Other Current Liabilities to Unrelated Parties		83.970	0
SUB-TOTAL		1.926.222.805	1.388.783.013
Total current liabilities		1.926.222.805	1.388.783.013
NON-CURRENT LIABILITIES			

Long Term Borrowings	5	1,404,165,540	1,148,275,333
Other Payables		7,495,387	4,781,652
Other Payables to Unrelated parties	7	7,495,387	4,781,652
Contract Liabilities		34,581,835	11,121,694
Contract Liabilities from Ongoing Construction Contracts	9	34,581,835	11,121,694
Non-current provisions		7,823,908	2,327,862
Non-current provisions for employee benefits		7,823,908	2,327,862
Total non-current liabilities		1,454,066,670	1,166,506,541
Total liabilities		3,380,289,475	2,555,289,554
EQUITY			
Equity attributable to owners of parent		25,423,850,334	17,062,783,282
Issued capital		1,456,000,000	728,000,000
Treasury Shares (-)		-3,364,272	-3,364,272
Share Premium (Discount)		146,712,969	146,712,969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		6,455,370,696	3,981,497,636
Gains (Losses) on Revaluation and Remeasurement		6,455,370,696	3,981,497,636
Increases (Decreases) on Revaluation of Property, Plant and Equipment		6,457,777,514	3,982,600,716
Gains (Losses) on Remeasurements of Defined Benefit Plans		-2,406,818	-1,103,080
Restricted Reserves Appropriated From Profits		281,566,370	87,850,298
Prior Years' Profits or Losses		11,200,370,579	3,809,111,091
Current Period Net Profit Or Loss		5,887,193,992	8,312,975,560
Non-controlling interests		-6,737,070	-547,874
Total equity		25,417,113,264	17,062,235,408
Total Liabilities and Equity		28,797,402,739	19,617,524,962

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	1.239.082.479	2.606.539.684	624.294.840	993.105.103
Cost of sales	18	-731.779.622	-1.335.161.899	-327.359.584	-502.415.971
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		507.302.857	1.271.377.785	296.935.256	490.689.132
GROSS PROFIT (LOSS)		507.302.857	1.271.377.785	296.935.256	490.689.132
General Administrative Expenses	19	-89.262.405	-38.171.175	-33.262.167	-15.587.599
Marketing Expenses	19	-49.343.426	-39.882.998	-25.381.760	-15.641.815
Other Income from Operating Activities	20	4.647.224.893	3.801.676.892	67.630.569	3.762.855.392
Other Expenses from Operating Activities	20	-176.970.096	-92.758.764	-39.208.834	-24.074.294
PROFIT (LOSS) FROM OPERATING ACTIVITIES		4.838.951.823	4.902.241.740	266.713.064	4.198.240.816
Investment Activity Income		312.145.375	24.938.195	49.622.579	18.646.566
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		5.151.097.198	4.927.179.935	316.335.643	4.216.887.382
Finance income	21	996.352.450	411.973.412	202.719.491	95.736.530
Finance costs	21	-315.765.037	-168.934.438	-191.233.881	-65.489.872
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		5.831.684.611	5.170.218.909	327.821.253	4.247.134.040
Tax (Expense) Income, Continuing Operations		49.380.779	6.750.601	40.103.087	913.597
Deferred Tax (Expense) Income		49.380.779	6.750.601	40.103.087	913.597
PROFIT (LOSS) FROM CONTINUING OPERATIONS		5.881.065.390	5.176.969.510	367.924.340	4.248.047.637
PROFIT (LOSS)		5.881.065.390	5.176.969.510	367.924.340	4.248.047.637
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-6.128.602	1.518.232	11.291.207	1.055.503
Owners of Parent		5.887.193.992	5.175.451.278	356.633.133	4.246.992.134
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	6,25500000	8,03600000	0,55400000	6,59400000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		2.473.812.466	1.402.463.951	-80.669	1.398.518.529
Gains (Losses) on Revaluation of Property, Plant and Equipment	13	2.475.176.798	1.398.893.890	0	1.398.893.890
Gains (Losses) on Remeasurements of Defined Benefit Plans		-1.690.267	4.462.576	-149.871	-469.201
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		325.935	-892.515	69.202	93.840
Taxes Relating to Remeasurements of Defined Benefit Plans	22	325.935	-892.515	69.202	93.840
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		2.473.812.466	1.402.463.951	-80.669	1.398.518.529
TOTAL COMPREHENSIVE INCOME (LOSS)		8.354.877.856	6.579.433.461	367.843.671	5.646.566.166
Total Comprehensive Income Attributable to					
Non-controlling Interests		-6.189.196	-1.717	10.782.999	256.722
Owners of Parent		8.361.067.052	6.579.435.178	357.060.672	5.646.309.444

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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			
Profit (Loss)		5.881.065.390	5.176.969.510
Profit (Loss) from Continuing Operations		5.881.065.390	5.176.969.510
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	18	116.488.759	30.611.234
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-3.520.819.615	-3.717.615.401
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	-4.310	732.305
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties	12	-3.520.815.305	-3.718.347.706
Adjustments for provisions		11.825.153	8.080.290
Adjustments for Interest (Income) Expenses		135.816.666	102.473.190
Adjustments for interest expense	21	135.816.666	102.473.190
Adjustments for unrealised foreign exchange losses (gains)	5	0	12.464.223
Adjustments for fair value losses (gains)		-935.654.561	-179.235.685
Adjustments for Fair Value Losses (Gains) of Financial Assets		-935.654.561	-179.235.685
Adjustments for Tax (Income) Expenses		-49.858.831	-6.750.601
Other adjustments to reconcile profit (loss)		-2.079.617	1.593.915
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable		-195.923.741	-106.735.216
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-416.044.101	-534.126.129
Adjustments for decrease (increase) in inventories		-1.085.671.505	426.478.612
Adjustments for increase (decrease) in trade accounts payable		30.038.779	-122.389.259
Adjustments for Increase (Decrease) in Contract Liabilities		155.775.084	-291.878.279
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		155.775.084	-291.878.279
Adjustments for increase (decrease) in other operating payables		30.906.670	-213.815.367
Cash Flows from (used in) Operations			
Payments Related with Provisions for Employee Benefits		-4.785.494	-2.733.162
Income taxes refund (paid)		-2.083.197	-92.752
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Proceeds from sales of property, plant, equipment and intangible assets		4.208.668	143.228
Proceeds from sales of property, plant and equipment		4.208.668	143.228
Purchase of Property, Plant, Equipment and Intangible Assets		-111.376.003	-27.274.828
Purchase of property, plant and equipment		-111.376.003	-27.274.828
Cash Outflows from Acquisition of Investment Property	12	-1.412.047.920	-193.876.864
Interest received	21	125.783.228	11.309.288
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings	5	1.038.900.917	400.000.000
Repayments of borrowings	5	-439.025.520	-81.404.097
Interest paid	21	-261.599.894	-113.782.478
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-906.160.685	578.413.372
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
		1.182.544.615	832.355.013
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
		276.383.930	1.410.768.385



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	Treasury Shares	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			
Increase (Decrease) on Revaluation of Property, Plant and Equipment				Gains (Losses) on Remeasurements of Defined Benefit Plans									
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	364.000.000	146.712.969	-3.364.272	1.963.258.354	-5.932.015			41.243.984	1.695.822.705	2.523.894.700	6.725.636.425	-546.157	6.725.090.268
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	2.113.288.386	-2.523.894.700			
Total Comprehensive Income (Loss)													
Profit (loss)										5.175.451.278	5.175.451.278	1.518.232	5.176.969.510
Other Comprehensive Income (Loss)				1.398.893.890	4.462.576						1.403.356.466	-1.519.949	1.401.836.517
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	146.712.969	-3.364.272	3.362.152.244	-1.469.439				87.850.298	3.809.111.091	5.175.451.278	13.304.444.169	-547.874	13.303.896.295
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	728.000.000	146.712.969	-3.364.272	3.982.600.716	-1.103.080			87.850.298	3.809.111.091	8.312.975.560	17.062.783.282	-547.874	17.062.235.408
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	7.391.259.488	-8.312.975.560	0	0	0
Total Comprehensive Income (Loss)													
Profit (loss)										5.887.193.992	5.887.193.992	-6.128.602	5.881.065.390
Other Comprehensive Income (Loss)				2.475.176.798	-1.303.738						2.473.873.060	-60.594	2.473.812.466
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

