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KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2024 - 2. 3 Monthly Notification

General Information About Financial Statements

Independet Audit Comment

Independent Audit Company	BDO DENET BAĞIMSIZ DENETİM VE DANIŞMANLIK A.Ş.
Audit Type	Limited
Audit Result	Positive

ARA DÖNEM ÖZET KONSOLİDE FİNANSAL BİLGİLERE İLİŞKİN

BAĞIMSIZ DENETÇİ SINIRLI DENETİM RAPORU

Özak Gayrimenkul Yatırım Ortaklığı Anonim Şirketi

Genel Kurulu'na,

Giriş

Özak Gayrimenkul Yatırım Ortaklığı Anonim Şirketi'nin ("Şirket") ve bağlı ortaklıklarının (birlikte "Grup" olarak anılacaktır) 30 Haziran 2024 tarihli ilişikteki özet konsolide finansal durum tablosunun, aynı tarihte sona eren altı aylık ara hesap dönemine ait özet konsolide kar veya zarar ve diğer kapsamlı gelir tablosunun, özet konsolide özkaynak değişim tablosunun ve özet konsolide nakit akış tablosunun ("ara dönem özet konsolide finansal bilgiler") sınırlı denetimini yürütmüş bulunuyoruz. Grup yönetimi, söz konusu ara dönem özet konsolide finansal bilgilerin Kamu Gözetimi Muhasebe ve Denetim Standartları Kurumu ("KGK") tarafından yayımlanan Türkiye Muhasebe Standardı 34 "Ara Dönem Finansal Raporlama" Standardı'na ("TMS 34") uygun olarak hazırlanmasından ve sunumundan sorumludur. Sorumluluğumuz, yaptığımız sınırlı denetime dayanarak söz konusu ara dönem özet 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. Sınırlı denetimimiz, ara dönem özet konsolide finansal bilgilere ilişkin, 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 konsolide finansal bilgilerin sınırlı denetiminin kapsamı, Bağımsız Denetim Standartları'na uygun olarak yapılan ve amacı finansal tablolar hakkında bir görüş bildirmek olan bağımsız denetimin kapsamına kıyasla önemli ölçüde dardır. Sonuç olarak ara dönem özet konsolide finansal bilgilerin sınırlı denetimi, denetim şirketinin, bir bağımsız denetimde belirlenebilecek tüm önemli hususlara vakıf olabileceğine ilişkin bir güvence sağlamamaktadır. Bu sebeple, bir bağımsız denetim görüşü bildirmemekteyiz.

Diğer Husus

Grup'un 30 Haziran 2023 tarihinde sona eren altı aylık ara hesap dönemine ait özet konsolide finansal bilgileri ve 31 Aralık 2023 tarihinde sona eren hesap dönemine ait konsolide finansal tablolarının, sırasıyla sınırlı denetimi ve tam kapsamlı denetimi başka bir bağımsız denetçi tarafından gerçekleştirilmiş olup, 21 Ağustos 2023 tarihli sınırlı denetim raporunda ve 26 Nisan 2024 tarihli bağımsız denetçi raporunda sırasıyla olumlu sonuç ve olumlu görüş bildirilmiştir.

Sonuç

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

İstanbul,

30 Eylül 2024

BDO Denet Bağımsız Denetim

ve Danışmanlık A.Ş.

Member, BDO International Network

Neslihan Uzun, SMMM

Sorumlu Denetçi

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 30.06.2024	Previous Period 31.12.2023
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents		575.846.943	806.638.038
Financial Investments		2.105.727.898	3.349.167.302
Financial Assets at Fair Value Through Profit or Loss		2.105.727.898	3.349.167.302
Trade Receivables		236.158.848	458.466.959
Trade Receivables Due From Related Parties		30.911.893	47.488.137
Trade Receivables Due From Unrelated Parties		205.246.955	410.978.822
Other Receivables		239.670.534	105.415.451
Other Receivables Due From Related Parties		228.300.772	99.035.146
Other Receivables Due From Unrelated Parties		11.369.762	6.380.305
Inventories		7.896.437.059	7.197.671.486
Prepayments		1.798.560.316	2.448.223.090
Prepayments to Related Parties		10.000.000	0
Prepayments to Unrelated Parties		1.788.560.316	2.448.223.090
Current Tax Assets		6.836.247	5.051.871
Other current assets		187.260.296	203.311.219
Other Current Assets Due From Unrelated Parties		187.260.296	203.311.219
SUB-TOTAL		**13.046.498.141**	**14.573.945.416**
Total current assets		**13.046.498.141**	**14.573.945.416**
NON-CURRENT ASSETS			
Investment property		23.388.693.535	22.734.108.906
Property, plant and equipment		10.241.014.435	10.185.356.670
Other property, plant and equipment		10.241.014.435	10.185.356.670
Intangible assets and goodwill		50.766.011	58.174.485
Other intangible assets		50.766.011	58.174.485
Prepayments			9.756.718
Prepayments to Unrelated Parties			9.756.718
Deferred Tax Asset		85.844.419	70.567.147
Other Non-current Assets			981.556
Other Non-Current Assets Due From Unrelated Parties			981.556
Total non-current assets		**33.766.318.400**	**33.058.945.482**
Total assets		**46.812.816.541**	**47.632.890.898**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		142.746.275	174.628.425
Current Borrowings From Unrelated Parties		142.746.275	174.628.425
Bank Loans		142.746.275	174.628.425
Current Portion of Non-current Borrowings		786.581.701	1.139.274.704
Current Portion of Non-current Borrowings from Unrelated Parties		786.581.701	1.139.274.704
Bank Loans		786.581.701	1.139.274.704
Other Financial Liabilities		0	0
Trade Payables		756.414.639	400.548.900
Trade Payables to Related Parties		141.172.900	62.942.151
Trade Payables to Unrelated Parties		615.241.739	337.606.749
Employee Benefit Obligations		54.933.988	23.664.322
Other Payables		54.872.362	102.442.148
Other Payables to Related Parties		0	67.246.831
Other Payables to Unrelated Parties		54.872.362	35.195.317
Deferred Income Other Than Contract Liabilities		1.479.312.569	1.687.062.173
Deferred Income Other Than Contract Liabilities From Related Parties		19.681	
Deferred Income Other Than Contract Liabilities from Unrelated Parties		1.479.292.888	1.687.062.173
Current provisions		15.422.538	12.690.967
Current provisions for employee benefits		7.211.281	4.536.158
Other current provisions		8.211.257	8.154.809
Other Current Liabilities			66.851
Other Current Liabilities to Unrelated Parties			66.851

SUB-TOTAL		**3.290.284.072**	**3.540.378.490**
Total current liabilities		**3.290.284.072**	**3.540.378.490**
NON-CURRENT LIABILITIES			
Long Term Borrowings		515.238.864	1.548.527.414
Long Term Borrowings From Unrelated Parties		515.238.864	1.548.527.414
Bank Loans		515.238.864	1.548.527.414
Other Payables			9.843.823
Other Payables to Unrelated parties			9.843.823
Deferred Income Other Than Contract Liabilities		60.056.732	32.774.385
Deferred Income Other Than Contract Liabilities from Unrelated Parties		60.056.732	32.774.385
Non-current provisions		9.591.194	11.568.722
Non-current provisions for employee benefits		9.591.194	11.568.722
Total non-current liabilities		**584.886.790**	**1.602.714.344**
Total liabilities		**3.875.170.862**	**5.143.092.834**
EQUITY			
Equity attributable to owners of parent		42.946.671.675	42.495.370.604
Issued capital		1.456.000.000	1.456.000.000
Inflation Adjustments on Capital		4.266.180.202	4.266.180.202
Treasury Shares (-)		-19.603.090	-19.603.090
Share Premium (Discount)		1.892.309.787	1.892.309.787
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		3.639.662.328	3.650.298.302
Gains (Losses) on Revaluation and Remeasurement		3.639.662.328	3.650.298.302
Increases (Decreases) on Revaluation of Property, Plant and Equipment		3.631.004.118	3.631.004.118
Gains (Losses) on Remeasurements of Defined Benefit Plans		8.658.210	19.294.184
Restricted Reserves Appropriated From Profits		812.225.842	812.225.842
Other Restricted Profit Reserves		812.225.842	812.225.842
Prior Years' Profits or Losses		30.437.959.561	26.768.309.856
Current Period Net Profit Or Loss		461.937.045	3.669.649.705
Non-controlling interests		-9.025.996	-5.572.540
Total equity		**42.937.645.679**	**42.489.798.064**
Total Liabilities and Equity		**46.812.816.541**	**47.632.890.898**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2024 - 30.06.2024	Previous Period 01.01.2023 - 30.06.2023	Current Period 3 Months 01.04.2024 - 30.06.2024	Previous Period 3 Months 01.04.2023 - 30.06.2023
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		1.544.645.992	1.125.201.986	841.677.025	566.352.492
Cost of sales		-1.198.462.976	-704.361.422	-729.727.101	-393.667.277
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		346.183.016	420.840.564	111.949.924	172.685.215
GROSS PROFIT (LOSS)		346.183.016	420.840.564	111.949.924	172.685.215
General Administrative Expenses		-87.714.410	-100.910.626	-43.392.709	-70.140.966
Marketing Expenses		-54.296.509	-43.296.806	-29.860.306	-24.929.207
Other Income from Operating Activities		192.000.439	6.128.804.184	126.144.661	6.047.367.875
Other Expenses from Operating Activities		-98.271.807	-243.467.795	-35.042.216	-222.161.664
PROFIT (LOSS) FROM OPERATING ACTIVITIES		297.900.729	6.161.969.521	129.799.354	5.902.821.253
Investment Activity Income		468.922.589	1.397.206.194	434.915.552	1.299.086.309
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		766.823.318	7.559.175.715	564.714.906	7.201.907.562
Finance income		251.716.461	509.140.701	-238.139.723	183.083.723
Finance costs		-403.595.636	-227.220.494	-138.922.101	-146.810.380
Gains (losses) on net monetary position		-167.367.665	-4.042.434.189	-1.651.220.415	-3.613.945.484
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		447.576.478	3.798.661.733	-1.463.567.333	3.624.235.421
Tax (Expense) Income, Continuing Operations		10.907.111	16.338.731	24.336.176	-15.990.328
Deferred Tax (Expense) Income		10.907.111	16.338.731	24.336.176	-15.990.328
PROFIT (LOSS) FROM CONTINUING OPERATIONS		458.483.589	3.815.000.464	-1.439.231.157	3.608.245.093
PROFIT (LOSS)		458.483.589	3.815.000.464	-1.439.231.157	3.608.245.093
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-3.453.456	-29.314.536	4.699.534	-30.301.166
Owners of Parent		461.937.045	3.844.315.000	-1.443.930.691	3.638.546.259
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-10.635.974	3.109.017.509		3.120.657.873
Gains (Losses) on Revaluation of Property, Plant and Equipment			3.898.383.091		3.898.383.091
Gains (Losses) on Remeasurements of Defined Benefit Plans		-14.181.299	-12.111.205		2.439.238
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		3.545.325	-777.254.377		-780.164.456
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment			-779.676.618		-779.676.618
Taxes Relating to Remeasurements of Defined Benefit Plans		3.545.325	2.422.241		-487.838
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		**-10.635.974**	**3.109.017.509**	**0**	**3.120.657.873**
TOTAL COMPREHENSIVE INCOME (LOSS)		**447.847.615**	**6.924.017.973**	**-1.439.231.157**	**6.728.902.966**
Total Comprehensive Income Attributable to					
Non-controlling Interests		-3.453.457	-29.314.535	4.699.533	-30.301.155
Owners of Parent		451.301.072	6.953.332.508	-1.443.930.690	6.759.204.121

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2024 - 30.06.2024	Previous Period 01.01.2023 - 30.06.2023
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**2.374.555.443**	**-446.764.403**
Profit (Loss)		458.483.589	3.815.000.464
Profit (Loss) from Continuing Operations		458.483.589	3.815.000.464
Adjustments to Reconcile Profit (Loss)		**850.636.628**	**-6.080.094.745**
Adjustments for depreciation and amortisation expense		43.319.615	50.238.532
Adjustments for Impairment Loss (Reversal of Impairment Loss)			-5.521.598.597
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Investment Properties			-5.521.598.597
Adjustments for provisions		2.065.621	0
Adjustments for Interest (Income) Expenses		-131.002.810	-122.594.610
Adjustments for fair value losses (gains)		-468.922.589	-1.397.206.194
Adjustments for Fair Value Losses (Gains) of Financial Assets		-468.922.589	-1.397.206.194
Adjustments Related to Gain and Losses on Net Monetary Position		1.405.176.791	911.066.124
Changes in Working Capital		**1.067.612.894**	**1.820.594.543**
Adjustments for decrease (increase) in trade accounts receivable		130.083.564	-327.131.500
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		910.103.385	-610.014.829
Adjustments for decrease (increase) in inventories		-698.765.573	2.215.461.048
Decrease (Increase) in Prepaid Expenses		173.942.352	-327.488.591
Adjustments for increase (decrease) in trade accounts payable		425.449.863	585.475.677
Adjustments for Increase (Decrease) in Contract Liabilities		154.073.384	259.784.102
Adjustments for increase (decrease) in other operating payables		-27.274.081	24.508.636
Cash Flows from (used in) Operations		**2.376.733.111**	**-444.499.738**
Payments Related with Provisions for Employee Benefits		-393.291	0
Income taxes refund (paid)		-1.784.377	-2.264.665
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-577.483.988**	**-1.001.633.068**
Purchase of Property, Plant, Equipment and Intangible Assets		-91.568.905	-36.752.099
Purchase of property, plant and equipment		-91.466.865	-36.752.099
Purchase of intangible assets		-102.040	0
Cash Outflows from Acquition of Investment Property		-654.584.629	-1.146.184.439
Interest received		168.669.546	181.303.470
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-1.867.908.034**	**-202.138.275**
Proceeds from borrowings		325.000.000	367.217.913
Repayments of borrowings		-2.155.241.298	-510.647.324
Interest paid		-37.666.736	-58.708.864
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-70.836.579	-1.650.535.746
Net increase (decrease) in cash and cash equivalents		-70.836.579	-1.650.535.746
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**806.638.038**	**2.430.470.025**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-159.954.516	-254.089.935
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**575.846.943**	**525.844.344**

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	Inflation Adjustments on Capital	Capital Advance	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			
								Increases (Decreases) on Revaluation of Property, Plant and Equipment	Gains (Losses) on Remeasurements of Defined Benefit Plans								
Previous Period 01.01.2023 - 30.06.2023	**Statement of changes in equity [abstract]**																
	Statement of changes in equity [line items]																
	Equity at beginning of period		**728.000.000**	**3.695.976.973**		**-19.603.090**	**1.892.309.787**	**1.498.978.989**	**9.861.009**			**466.782.391**	**18.203.967.857**	**10.207.988.678**	**36.684.262.594**	**-1.419.927**	**36.682.842.667**
	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			570.203.229	728.000.000							345.443.451	8.564.341.998	-10.207.988.678	0		0
	Total Comprehensive Income (Loss)							3.118.706.474	-9.688.965					3.844.315.000	6.953.332.509	-29.314.536	6.924.017.973
	Profit (loss)													3.844.315.000	3.844.315.000	-29.314.536	3.815.000.464
	Other Comprehensive Income (Loss)							3.118.706.474	-9.688.965						3.109.017.509	0	3.109.017.509
	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**	**4.266.180.202**	**728.000.000**	**-19.603.090**	**1.892.309.787**	**4.617.685.463**	**172.044**			**812.225.842**	**26.768.309.855**	**3.844.315.000**	**43.637.595.103**	**-30.734.463**	**43.606.860.640**
	Statement of changes in equity [abstract]																
	Statement of changes in equity [line items]																
	Equity at beginning of period		**1.456.000.000**	**4.266.180.202**		**-19.603.090**	**1.892.309.787**	**3.631.004.118**	**19.294.184**			**812.225.842**	**26.768.309.855**	**3.669.649.706**	**42.495.370.604**	**-5.572.540**	**42.489.798.064**
	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												3.669.649.706	-3.669.649.706	0		0
	Total Comprehensive Income (Loss)								-10.635.974					461.937.045	451.301.071	-3.453.456	447.847.615
	Profit (loss)													461.937.045	461.937.045	-3.453.456	458.483.589
	Other Comprehensive Income (Loss)								-10.635.974						-10.635.974	0	-10.635.974
	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																

Current Period 01.01.2024 - 30.06.2024	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																
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	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		**1.456.000.000**	**4.266.180.202**		**-19.603.090**	**1.892.309.787**	**3.631.004.118**	**8.658.210**			**812.225.842**	**30.437.959.561**	**461.937.045**	**42.946.671.675**	**-9.025.996**	**42.937.645.679**