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KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
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 BİREYSEL 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") 30 Haziran 2024 tarihli ilişikteki özet bireysel finansal durum tablosunun, aynı tarihte sona eren altı aylık ara hesap dönemine ait özet bireysel kar veya zarar ve diğer kapsamlı gelir tablosunun, özet bireysel özkaynak 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" 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 bireysel 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 bireysel 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 bireysel 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

Şirket'in 30 Haziran 2023 tarihinde sona eren altı aylık ara hesap dönemine ait özet bireysel finansal bilgileri ve 31 Aralık 2023 tarihinde sona eren hesap dönemine ait bireysel 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 bireysel 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	Unconsolidated

	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		475.445.075	719.110.515
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		126.525.281	283.397.576
Trade Receivables Due From Related Parties		82.274.768	33.107.052
Trade Receivables Due From Unrelated Parties		44.250.513	250.290.524
Other Receivables		3.179.222	2.842.474
Other Receivables Due From Unrelated Parties		3.179.222	2.842.474
Inventories		7.847.043.661	7.165.835.401
Prepayments		1.705.484.475	2.434.792.453
Prepayments to Unrelated Parties		1.705.484.475	2.434.792.453
Current Tax Assets		7.401.636	5.257.568
Other current assets		137.653.664	158.353.645
SUB-TOTAL		**12.408.460.912**	**14.118.756.934**
Total current assets		**12.408.460.912**	**14.118.756.934**
NON-CURRENT ASSETS			
Financial Investments		427.849.660	427.849.660
Investment property		33.893.046.644	33.238.462.014
Property, plant and equipment		362.511.853	252.793.446
Intangible assets and goodwill		43.169.471	50.887.805
Prepayments			8.771.350
Other Non-current Assets			981.556
Total non-current assets		**34.726.577.628**	**33.979.745.831**
Total assets		**47.135.038.540**	**48.098.502.765**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		449.711.708	996.878.484
Current Borrowings From Related Parties			0
Current Borrowings From Unrelated Parties		449.711.708	996.878.484
Bank Loans		449.711.708	996.878.484
Trade Payables		505.947.757	252.701.921
Trade Payables to Related Parties		50.492.220	21.014.015
Trade Payables to Unrelated Parties		455.455.537	231.687.906
Employee Benefit Obligations		5.990.227	3.901.554
Other Payables		29.794.493	20.549.853
Other Payables to Unrelated Parties		29.794.493	20.549.853
Deferred Income Other Than Contract Liabilities		1.312.307.629	1.577.709.429
Deferred Income Other Than Contract Liabilities From Related Parties		19.681	
Deferred Income Other Than Contract Liabilities from Unrelated Parties		1.312.287.948	1.577.709.429
Current provisions		6.864.097	7.606.259
Current provisions for employee benefits		1.554.406	1.422.305
Other current provisions		5.309.691	6.183.954
SUB-TOTAL		**2.310.615.911**	**2.859.347.500**
Total current liabilities		**2.310.615.911**	**2.859.347.500**
NON-CURRENT LIABILITIES			
Long Term Borrowings		477.575.218	1.486.415.514
Long Term Borrowings From Related Parties			0
Long Term Borrowings From Unrelated Parties		477.575.218	1.486.415.514
Bank Loans		477.575.218	1.486.415.514
Other Payables		6.370.420	7.279.978
Other Payables to Unrelated parties		6.370.420	7.279.978
Deferred Income Other Than Contract Liabilities		60.056.732	32.774.387
Deferred Income Other Than Contract Liabilities from Unrelated Parties		60.056.732	32.774.387
Non-current provisions		1.503.379	2.969.832
Non-current provisions for employee benefits		1.503.379	2.969.832

Total non-current liabilities		**545.505.749**	**1.529.439.711**
Total liabilities		**2.856.121.660**	**4.388.787.211**
EQUITY			
Equity attributable to owners of parent		44.278.916.880	43.709.715.554
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
Restricted Reserves Appropriated From Profits		780.147.688	780.147.688
Prior Years' Profits or Losses		35.334.680.967	29.510.682.293
Current Period Net Profit Or Loss		569.201.326	5.823.998.674
Total equity		**44.278.916.880**	**43.709.715.554**
Total Liabilities and Equity		**47.135.038.540**	**48.098.502.765**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		1.076.113.325	1.102.759.868	449.362.715	600.426.865
Cost of sales		-588.120.250	-221.587.212	-372.569.181	-72.560.925
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		487.993.075	881.172.656	76.793.534	527.865.940
GROSS PROFIT (LOSS)		487.993.075	881.172.656	76.793.534	527.865.940
General Administrative Expenses		-50.953.127	-70.613.403	-25.899.765	-57.724.940
Marketing Expenses		-7.688.563	-6.716.018	-3.604.612	-3.798.737
Other Income from Operating Activities		113.330.569	8.230.330.692	68.656.206	8.166.829.458
Other Expenses from Operating Activities		-60.964.384	-81.180.284	-35.072.589	-75.508.866
PROFIT (LOSS) FROM OPERATING ACTIVITIES		481.717.570	8.952.993.643	80.872.774	8.557.662.855
Investment Activity Income		468.922.589	1.397.206.194	151.513.540	1.071.112.759
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		950.640.159	10.350.199.837	232.386.314	9.628.775.614
Finance income		210.666.997	493.648.881	113.919.209	403.609.486
Finance costs		-340.917.595	-210.631.380	-145.236.400	-143.452.886
Gains (losses) on net monetary position		-251.188.235	-4.053.044.223	-1.662.341.521	-3.701.768.465
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		569.201.326	6.580.173.115	-1.461.272.398	6.187.163.749
PROFIT (LOSS) FROM CONTINUING OPERATIONS		569.201.326	6.580.173.115	-1.461.272.398	6.187.163.749
PROFIT (LOSS)		569.201.326	6.580.173.115	-1.461.272.398	6.187.163.749
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		569.201.326	6.580.173.115	-1.461.272.398	6.187.163.749
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		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	520.311.019		520.311.019
Other Components of Other Comprehensive Income that will be Reclassified to Other Profit or Loss			520.311.019		520.311.019
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**520.311.019**		**520.311.019**
TOTAL COMPREHENSIVE INCOME (LOSS)		**569.201.326**	**7.100.484.134**	**-1.461.272.398**	**6.707.474.768**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		569.201.326	7.100.484.134	-1.461.272.398	6.707.474.768

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		**1.950.823.303**	**3.677.646.640**
Profit (Loss)		569.201.326	6.580.173.115
Profit (Loss) from Continuing Operations		569.201.326	6.580.173.115
Adjustments to Reconcile Profit (Loss)		**1.314.339.607**	**-3.190.961.853**
Adjustments for depreciation and amortisation expense		6.929.341	23.196.789
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-4.077.558	
Other Adjustments for Impairment Loss (Reversal of Impairment Loss)		-4.077.558	
Adjustments for provisions		-1.979.966	5.099.167
Adjustments for Interest (Income) Expenses		174.233.184	764.764.785
Adjustments for fair value losses (gains)		0	-474.654.219
Adjustments for Fair Value Losses (Gains) of Financial Assets			-474.654.219
Adjustments for losses (gains) on disposal of non-current assets			-5.521.598.597
Adjustments for Losses (Gains) Arised From Sale of Investment Property			-5.521.598.597
Adjustments Related to Gain and Losses on Net Monetary Position		1.139.234.606	2.012.230.222
Changes in Working Capital		**67.566.414**	**292.744.134**
Adjustments for decrease (increase) in trade accounts receivable		104.752.750	-207.768.380
Decrease (Increase) in Trade Accounts Receivables from Related Parties		49.167.716	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		55.585.034	-207.768.380
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		568.492.368	-885.286.470
Adjustments for Decrease (Increase) in Contract Assets		-238.119.455	-234.808.675
Adjustments for decrease (increase) in inventories		-681.208.260	2.253.053.780
Decrease (Increase) in Prepaid Expenses		255.265.451	-678.806.641
Adjustments for increase (decrease) in trade accounts payable		55.567.071	59.686.596
Adjustments for increase (decrease) in other operating payables		2.816.489	-13.326.076
Cash Flows from (used in) Operations		**1.951.107.347**	**3.681.955.396**
Payments Related with Provisions for Employee Benefits		1.860.024	-1.403.874
Income taxes refund (paid)		-2.144.068	-2.904.882
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-708.010.024**	**-1.965.439.493**
Purchase of Property, Plant, Equipment and Intangible Assets		-53.425.394	-2.968.461
Purchase of property, plant and equipment		-53.425.394	-2.968.461
Cash Outflows from Acquition of Investment Property		-654.584.630	-1.146.184.439
Interest received		0	-816.286.593
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**-1.343.880.713**	**-3.152.558.764**
Repayments of borrowings		-1.169.647.532	-2.934.903.295
Loan Repayments		-1.169.647.532	-2.934.903.295
Interest paid		-174.233.181	-217.655.469
INFLATION EFFECT		-142.598.006	-369.530.978
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-243.665.440	-1.809.882.595
Net increase (decrease) in cash and cash equivalents		-243.665.440	-1.809.882.595
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**719.110.515**	**2.238.300.508**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**475.445.075**	**428.417.913**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Previous Period 01.01.2023 - 30.06.2023

	Footnote Reference	Equity / Equity attributable to owners of parent [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 / Gains/Losses on Revaluation and Remeasurement [member] / Increases (Decreases) on Revaluation of Property, Plant and Equipment		Other Accumulated Comprehensive Income That Will Be Reclassified In Profit Or Loss / 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		Restricted Reserves Appropriated From Profits [member]	Retained Earnings / Prior Years' Profits or Losses	Net Profit or Loss		Non-controlling interests [member]	
Statement of changes in equity [abstract]																	
Statement of changes in equity [line items]																	
Equity at beginning of period		728.000.000	3.695.976.974		-19.603.081	1.892.308.853	83.571.612			0		434.704.237	19.527.496.493	11.626.832.481	37.969.287.569		37.969.287.569
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			570.203.230	728.000.000								345.443.451	9.983.185.800	-11.626.832.481	0		0
Total Comprehensive Income (Loss)										520.311.019				6.580.173.115	7.100.484.134		7.100.484.134
Profit (loss)														6.580.173.115	6.580.173.115		6.580.173.115
Other Comprehensive Income (Loss)										520.311.019					520.311.019		520.311.019
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	1.892.308.853				520.311.030	83.571.612	780.147.688	29.510.682.293	6.580.173.115	45.069.771.703		45.069.771.703
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						780.147.688	29.510.682.293	5.823.998.674	43.709.715.554		43.709.715.554
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													5.823.998.674	-5.823.998.674	0		0
Total Comprehensive Income (Loss)														569.201.326	569.201.326		569.201.326
Profit (loss)														569.201.326	569.201.326		569.201.326
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																	

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																
	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		**1.456.000.000**	**4.266.180.202**		**-19.603.090**	**1.892.309.787**					**780.147.688**	**35.334.680.967**	**569.201.326**	**44.278.916.880**		**44.278.916.880**