

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

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
ratement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents		475.445.075	719.110.51
Financial Investments		2.105.727.898	3.349.167.30
Financial Assets at Fair Value Through Profit or Loss		2.105.727.898	3.349.167.30
Trade Receivables		126.525.281	283.397.57
Trade Receivables Due From Related Parties		82.274.768	33.107.05
Trade Receivables Due From Unrelated Parties		44.250.513	250.290.52
Other Receivables		3.179.222	2.842.47
Other Receivables Due From Unrelated Parties Inventories		3.179.222 7.847.043.661	2.842.47 7.165.835.40
Prepayments		1.705.484.475	2.434.792.45
Prepayments to Unrelated Parties		1.705.484.475	2.434.792.45
Current Tax Assets		7.401.636	5.257.56
Other current assets		137.653.664	158.353.64
SUB-TOTAL		12.408.460.912	14.118.756.93
Total current assets		12.408.460.912	14.118.756.93
NON-CURRENT ASSETS			
Financial Investments		427.849.660	427.849.66
Investment property		33.893.046.644	33.238.462.01
Property, plant and equipment		362.511.853	252.793.44
Intangible assets and goodwill		43.169.471	50.887.80
Prepayments			8.771.35
Other Non-current Assets			981.55
Total non-current assets		34.726.577.628	33.979.745.83
Total assets		47.135.038.540	48.098.502.76
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		449.711.708	996.878.48
Current Borrowings From Related Parties		443.711.700	330.010.40
Current Borrowings From Unrelated Parties		449.711.708	996.878.48
Bank Loans		449.711.708	996.878.48
Trade Payables		505.947.757	252.701.92
Trade Payables to Related Parties		50.492.220	21.014.01
Trade Payables to Unrelated Parties		455.455.537	231.687.90
Employee Benefit Obligations		5.990.227	3.901.55
Other Payables		29.794.493	20.549.85
Other Payables to Unrelated Parties		29.794.493	20.549.85
Deferred Income Other Than Contract Liabilities		1.312.307.629	1.577.709.42
Deferred Income Other Than Contract Liabilities From Related Parties Deferred Income Other Than Contract Liabilities from		19.681	
Unrelated Parties		1.312.287.948	1.577.709.42
Current provisions		6.864.097	7.606.25
Current provisions for employee benefits		1.554.406	1.422.30
Other current provisions		5.309.691	6.183.95
SUB-TOTAL		2.310.615.911	2.859.347.50
Total current liabilities		2.310.615.911	2.859.347.50
NON-CURRENT LIABILITIES			
Long Term Borrowings		477.575.218	1.486.415.51
Long Term Borrowings From Related Parties			
Long Term Borrowings From Unrelated Parties		477.575.218	1.486.415.51
Bank Loans		477.575.218	1.486.415.51
Other Payables		6.370.420	7.279.97
Other Payables to Unrelated parties		6.370.420	7.279.97
Deferred Income Other Than Contract Liabilities		60.056.732	32.774.38
Deferred Income Other Than Contract Liabilities from Unrelated Parties		60.056.732	32.774.38
Non-current provisions		1.503.379	2.969.83
Non-current provisions for employee benefits		1.503.379	2.969.83

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	-3.701.768.46
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		569.201.326	6.580.173.115	-1.461.272.398	6.187.163.74
PROFIT (LOSS) FROM CONTINUING OPERATIONS		569.201.326	6.580.173.115	-1.461.272.398	6.187.163.74
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		520.311.01
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
atement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		1.950.823.303	3.677.646.64
Profit (Loss)		569.201.326	6.580.173.11
Profit (Loss) from Continuing Operations		569.201.326	6.580.173.11
Adjustments to Reconcile Profit (Loss)		1.314.339.607	-3.190.961.85
Adjustments for depreciation and amortisation expense		6.929.341	23.196.78
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	5.099.16
Adjustments for Interest (Income) Expenses		174.233.184	764.764.78
Adjustments for fair value losses (gains)		0	-474.654.21
Adjustments for Fair Value Losses (Gains) of Financial Assets			-474.654.21
Adjustments for losses (gains) on disposal of non-current assets			-5.521.598.59°
Adjustments for Losses (Gains) Arised From Sale of Investment Property			-5.521.598.59
Adjustments Related to Gain and Losses on Net Monetary Position		1.139.234.606	2.012.230.22
Changes in Working Capital		67.566.414	292.744.13
Adjustments for decrease (increase) in trade accounts receivable		104.752.750	-207.768.38
Decrease (Increase) in Trade Accounts Receivables from Related Parties		49.167.716	
Decrease (Increase) in Trade Accounts Receivables from Unrelated Parties		55.585.034	-207.768.38
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	-234.808.67
Adjustments for decrease (increase) in inventories		-681.208.260	2.253.053.78
Decrease (Increase) in Prepaid Expenses		255.265.451	-678.806.64
Adjustments for increase (decrease) in trade accounts payable		55.567.071	59.686.59
Adjustments for increase (decrease) in other operating payables		2.816.489	-13.326.07
Cash Flows from (used in) Operations		1.951.107.347	3.681.955.39
Payments Related with Provisions for Employee Benefits		1.860.024	-1.403.87
Income taxes refund (paid)		-2.144.068	-2.904.88
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-708.010.024	-1.965.439.49
Purchase of Property, Plant, Equipment and Intangible Assets		-53.425.394	-2.968.46
Purchase of property, plant and equipment		-53.425.394	-2.968.46
Cash Outflows from Acquition of Investment Property		-654.584.630	-1.146.184.43
Interest received		0	-816.286.59
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-1.343.880.713	-3.152.558.76
Repayments of borrowings		-1.169.647.532	-2.934.903.29
Loan Repayments		-1.169.647.532	-2.934.903.29
Interest paid		-174.233.181	-217.655.46
INFLATION EFFECT NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		-142.598.006 -243.665.440	-369.530.97 -1.809.882.59
BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE		-243.665.440 719.110.515	-1.809.882.595 2.238.300.50 8
PERIOD		31231323	



Statement of changes in equity [abstract]

Presentation Currency
Nature of Financial Statements

Unconsolidated

			Equity													
								Equity attributable to owners of parer	nt [member]							
		Footnote Reference				Other Accumulated	Comprehensive Income That Will Not Be Reclassified In Profit Or Los	Othe	er Accumulated Comprehensive Income That Will Be Reclassified In Pr	rafit Or Lass		Retained Earni	ngs	1		
		i outilité Rélétence				Other Accumulated	comprehensive income that will not be neclassified in Front Or Los	Ottie	er Accumulated Completiensive income That will be reclassified in Fr	IOIIL OI LOSS	_	Retained Latin	gs	No	n-controlling interests [member]	
			Issued Capital Inflation Adjustm	nents on Capital Capital Advance	Treasury Shares Share premiums or disc	scounts Gains/	Losses on Revaluation and Remeasurement [member]	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclass	sification	Restricted Reserves Appropriated From Profits [member]	Prior Years' Profits or Losses	Net Profit or Loss			
							ecreases) on Revaluation of Property, Plant and Equipment		Gains (Losses) on Remeasuring and/or Reclassification of Avail	lable-for-sale Financial Assets						
	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 1.892.3	2.308.853	83.571.	12		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	0						345.443.451	9.983.185.800	-11.626.832.481	. 0		0
	Total Comprehensive Income (Loss)			370,233,230						520.311.019	0.3.7.3.8.	3.303.103.000		7.100.484.134		7.100.484.134
ľ	Profit (loss)									320.011.013				6.580.173.115		6.580.173.115
	Other Comprehensive Income (Loss)									520.311.019			0.360.173.113	520.311.019		520.311.019
	Issue of equity									520.311.019				520.311.019		520.311.019
	Capital Decrease															
	Capital Advance															
	Effect of Merger or Liquidation or Division Effects of Business Combinations Under Common															
	Control Advance Dividend Payments															
ous Period	Dividends Paid															
3 - 30.06.2023	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															
	Equity at end of period		728.000.000	4.266.180.202 728.000.000	0 -19.603.090 1.892.3	.308.853				520.311.030 83.571.63	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 1.892.3	2.309.787					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															
	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
	Profit (loss)													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															

Decrease through Other Distributions to Owners Increase (Decrease) through Treasury Share Transactions Increase (Decrease) through Share-Based Payment Transactions 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 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

1.892.309.787

780.147.688 35.334.680.967 569.201.326 44.278.916.880

44.278.916.880

Increase (decrease) through other changes, equity

1.456.000.000

Equity at end of period