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KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2025 - 1. 3 Monthly Notification

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 31.03.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents		1.723.362.867	1.712.707.568
Financial Investments		3.270.477.050	2.867.316.215
Trade Receivables		421.752.263	302.598.168
Trade Receivables Due From Related Parties		84.964.313	36.614.048
Trade Receivables Due From Unrelated Parties		336.787.950	265.984.120
Other Receivables		248.857.717	108.258.254
Other Receivables Due From Related Parties		246.688.928	104.880.220
Other Receivables Due From Unrelated Parties		2.168.789	3.378.034
Inventories		8.238.512.068	8.108.530.778
Prepayments		2.193.181.821	2.256.897.208
Prepayments to Unrelated Parties		2.193.181.821	2.256.897.208
Current Tax Assets		25.167.136	19.677.719
Other current assets		177.589.688	53.438.858
SUB-TOTAL		**16.298.900.610**	**15.429.424.768**
Total current assets		**16.298.900.610**	**15.429.424.768**
NON-CURRENT ASSETS			
Investment property		31.444.135.560	31.444.135.560
Property, plant and equipment		13.389.255.081	13.401.873.738
Intangible assets and goodwill		95.588.266	100.534.775
Prepayments		2.519.007	3.384.317
Deferred Tax Asset			25.413.775
Other Non-current Assets			938.304
Total non-current assets		**44.931.497.914**	**44.976.280.469**
Total assets		**61.230.398.524**	**60.405.705.237**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings		146.406.604	358.560.104
Current Portion of Non-current Borrowings		301.203.477	300.422.671
Trade Payables		834.809.266	997.776.763
Trade Payables to Related Parties		221.999.120	127.557.636
Trade Payables to Unrelated Parties		612.810.146	870.219.127
Employee Benefit Obligations		57.954.593	36.759.539
Other Payables		420.130.450	97.147.194
Other Payables to Related Parties		368.703.735	56.616.353
Other Payables to Unrelated Parties		51.426.715	40.530.841
Deferred Income Other Than Contract Liabilities		1.317.090.093	676.372.497
Current tax liabilities, current		10.615	0
Current provisions		23.069.419	23.669.095
Current provisions for employee benefits		10.123.973	9.721.156
Other current provisions		12.945.446	13.947.939
Other Current Liabilities			33.019
SUB-TOTAL		**3.100.674.517**	**2.490.740.882**
Total current liabilities		**3.100.674.517**	**2.490.740.882**
NON-CURRENT LIABILITIES			
Long Term Borrowings		425.267.298	144.096.762
Other Payables		6.741.869	11.215.597
Other Payables to Unrelated parties		6.741.869	11.215.597
Deferred Income Other Than Contract Liabilities		234.779	29.153.546
Non-current provisions		34.562.234	22.456.172
Non-current provisions for employee benefits		34.562.234	22.456.172
Deferred Tax Liabilities		3.801.379.003	3.573.458.119
Total non-current liabilities		**4.268.185.183**	**3.780.380.196**
Total liabilities		**7.368.859.700**	**6.271.121.078**
EQUITY			
Equity attributable to owners of parent		53.847.840.118	54.119.122.969
Issued capital		1.456.000.000	1.456.000.000
Inflation Adjustments on Capital		5.833.846.730	5.833.846.730

Treasury Shares (-)		-24.973.614	-24.973.614
Share Premium (Discount)		2.410.732.942	2.410.732.942
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		5.932.479.942	5.924.152.736
Gains (Losses) on Revaluation and Remeasurement		5.932.479.942	5.924.152.736
Increases (Decreases) on Revaluation of Property, Plant and Equipment		5.915.359.225	5.915.359.225
Gains (Losses) on Remeasurements of Defined Benefit Plans		17.120.717	8.793.511
Restricted Reserves Appropriated From Profits		1.034.745.793	1.034.745.793
Prior Years' Profits or Losses		37.485.254.855	35.583.837.000
Current Period Net Profit Or Loss		-280.246.530	1.900.781.382
Non-controlling interests		13.698.706	15.461.190
Total equity		**53.861.538.824**	**54.134.584.159**
Total Liabilities and Equity		**61.230.398.524**	**60.405.705.237**

Statement of Profit or Loss and Other Comprehensive Income

KAMUYU AYDINLATMA PLATFORMU

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		873.480.251	895.556.562
Cost of sales		-973.620.272	-597.152.233
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		-100.140.021	298.404.329
GROSS PROFIT (LOSS)		-100.140.021	298.404.329
General Administrative Expenses		-138.929.919	-56.464.213
Marketing Expenses		-48.003.025	-31.130.822
Other Income from Operating Activities		62.315.192	83.897.836
Other Expenses from Operating Activities		-120.733.796	-80.552.169
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-345.491.569	214.154.961
Investment Activity Income		296.329.987	43.323.713
Investment Activity Expenses		-19.218.365	0
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		-68.379.947	257.478.674
Finance income		228.942.505	624.058.729
Finance costs		-128.772.970	-337.184.331
Gains (losses) on net monetary position		-62.922.173	1.890.373.726
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-31.132.585	2.434.726.798
Tax (Expense) Income, Continuing Operations		-250.486.440	-17.108.134
Deferred Tax (Expense) Income		-250.486.440	-17.108.134
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-281.619.025	2.417.618.664
PROFIT (LOSS)		-281.619.025	2.417.618.664
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-1.372.495	-10.386.607
Owners of Parent		-280.246.530	2.428.005.271
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		8.573.690	-13.549.839
Gains (Losses) on Revaluation of Property, Plant and Equipment		11.102.941	-18.066.452
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-2.529.251	4.516.613
Taxes Relating to Remeasurements of Defined Benefit Plans		-2.775.735	4.516.613
Taxes Relating to Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		246.484	
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		**8.573.690**	**-13.549.839**
TOTAL COMPREHENSIVE INCOME (LOSS)		**-273.045.335**	**2.404.068.825**
Total Comprehensive Income Attributable to			
Non-controlling Interests		-1.126.011	-10.386.607
Owners of Parent		-271.919.324	2.414.455.432

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2025 - 31.03.2025	Previous Period 01.01.2024 - 31.03.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**391.459.636**	**1.332.506.856**
Profit (Loss)		-281.619.025	2.417.618.664
Adjustments to Reconcile Profit (Loss)		**127.603.842**	**362.678.485**
Adjustments for depreciation and amortisation expense		99.225.207	54.803.647
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-9.708.298	0
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables		-9.708.298	0
Adjustments for provisions		31.307.750	7.527.186
Adjustments for Interest (Income) Expenses		-80.414.733	-136.669.091
Adjustments for fair value losses (gains)		-276.556.147	-361.043.720
Adjustments for Tax (Income) Expenses		250.486.440	0
Adjustments Related to Gain and Losses on Net Monetary Position		280.852.548	798.060.463
Other adjustments to reconcile profit (loss)		-167.588.925	0
Changes in Working Capital		**575.668.563**	**-1.443.725.645**
Adjustments for decrease (increase) in trade accounts receivable		-244.336.087	-354.041.557
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-150.497.247	12.452.144
Adjustments for decrease (increase) in inventories		-129.981.290	-1.587.784.814
Decrease (Increase) in Prepaid Expenses		64.580.697	880.687.223
Adjustments for increase (decrease) in trade accounts payable		-71.743.235	160.572.001
Adjustments for Increase (Decrease) in Contract Liabilities		611.798.829	-655.243.107
Adjustments for increase (decrease) in other operating payables		352.972.758	99.632.465
Other Adjustments for Other Increase (Decrease) in Working Capital		142.874.138	0
Cash Flows from (used in) Operations		**421.653.380**	**1.336.571.504**
Payments Related with Provisions for Employee Benefits		-5.026.608	-543.150
Income taxes refund (paid)		-25.167.136	-3.521.498
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**-367.437.138**	**82.027.658**
Purchase of Property, Plant, Equipment and Intangible Assets		-85.905.307	-50.395.525
Cash Outflows from Acquition of Investment Property			-37.231.102
Interest received		107.224.488	169.654.285
Cash Outflows From Participation (Profit) Shares or Other Financial Instruments		-388.756.319	
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**143.221.419**	**-632.857.785**
Proceeds from borrowings		382.348.853	886.307.046
Repayments of borrowings		-217.810.439	-1.486.179.637
Interest paid		-21.316.995	-32.985.194
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		167.243.917	781.676.729
Net increase (decrease) in cash and cash equivalents		167.243.917	781.676.729
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**1.712.707.568**	**1.027.627.138**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-156.588.618	-134.532.424
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**1.723.362.867**	**1.674.771.443**

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	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 01.01.2024 - 31.03.2024	**Statement of changes in equity [abstract]**															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**1.456.000.000**	**5.833.846.730**	**-24.973.614**	**2.410.732.942**	**4.625.765.453**	**24.580.080**			**1.034.745.794**	**34.101.840.412**	**4.674.998.507**	**54.137.536.304**	**-7.099.209**	**54.130.437.095**
	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											4.674.998.507	-4.674.998.507			
	Total Comprehensive Income (Loss)							-13.549.839					2.428.005.271	2.414.455.432	-10.386.607	2.404.068.825
	Profit (loss)												2.428.005.271	2.428.005.271	-10.386.607	2.417.618.664
	Other Comprehensive Income (Loss)							-13.549.839						-13.549.839		-13.549.839
	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		**1.456.000.000**	**5.833.846.730**	**-24.973.614**	**2.410.732.942**	**4.625.765.453**	**11.030.241**			**1.034.745.794**	**38.776.838.919**	**2.428.005.271**	**56.551.991.736**	**-17.485.816**	**56.534.505.920**
	Statement of changes in equity [abstract]															
	Statement of changes in equity [line items]															
	Equity at beginning of period		**1.456.000.000**	**5.833.846.730**	**-24.973.614**	**2.410.732.942**	**5.915.359.225**	**8.793.511**			**1.034.745.793**	**35.583.837.000**	**1.900.781.382**	**54.119.122.969**	**15.461.190**	**54.134.584.159**
	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											636.473		636.473	-636.473	0
	Restated Balances															
	Transfers											1.900.781.382	-1.900.781.382			
	Total Comprehensive Income (Loss)							8.327.206					-280.246.530	-271.919.324	-1.126.011	-273.045.335
	Profit (loss)												-280.246.530	-280.246.530	-1.372.495	-281.619.025
	Other Comprehensive Income (Loss)							8.327.206						8.327.206	246.484	8.573.690
	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 01.01.2025 - 31.03.2025																
	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**	**5.833.846.730**	**-24.973.614**	**2.410.732.942**	**5.915.359.225**	**17.120.717**			**1.034.745.793**	**37.485.254.855**	**-280.246.530**	**53.847.840.118**	**13.698.706**	**53.861.538.824**