KAMUYU AYDINLATMA PLATFORMU

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

General Information About Financial Statements

Statement of Financial Position (Balance Sheet)

KAMUYU AYDINLATMA PLATFORMU
PUBLIC DISCLOSURE PLATFORM

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	2.773.571.234	1.753.565.228
Financial Investments	11	3.772.386.477	3.267.647.200
Trade Receivables		669.759.692	191.479.018
Trade Receivables Due From Related Parties	25	382.830.766	12.697.858
Trade Receivables Due From Unrelated Parties	7	286.928.926	178.781.160
Other Receivables		3.900.139	1.178.774
Other Receivables Due From Unrelated Parties	7	3.900.139	1.178.774
Inventories	8	10.356.687.528	9.191.572.645
Prepayments		3.399.881.142	2.529.131.526
Prepayments to Related Parties		1.234.698.276	0
Prepayments to Unrelated Parties	9	2.165.182.866	2.529.131.526
Current Tax Assets	24	4.788.384	20.533.724
Other current assets	10	234.641.269	42.844.071
SUB-TOTAL		**21.215.615.865**	**16.997.952.186**
Total current assets		**21.215.615.865**	**16.997.952.186**
NON-CURRENT ASSETS			
Financial Investments	11	621.165.932	621.165.932
Investment property	12	50.633.566.474	50.599.539.996
Property, plant and equipment	13	390.660.866	237.563.942
Intangible assets and goodwill		106.612.367	111.901.916
Prepayments		2.660.283	3.767.615
Other Non-current Assets	10	0	1.069.309
Total non-current assets		**51.754.665.922**	**51.575.008.710**
Total assets		**72.970.281.787**	**68.572.960.896**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	104.027	426.501
Current Portion of Non-current Borrowings	5	1.879.617.605	310.465.880
Trade Payables		245.763.087	994.310.441
Trade Payables to Related Parties	25	191.418.856	99.061.351
Trade Payables to Unrelated Parties	7	54.344.231	895.249.090
Employee Benefit Obligations	16	17.651.451	6.380.369
Other Payables		67.088.199	29.531.237
Other Payables to Unrelated Parties	7	67.088.199	29.531.237
Deferred Income Other Than Contract Liabilities		2.265.328.360	706.496.175
Deferred Income Other Than Contract Liabilities From Related Parties	25	272.328	18.990.348
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	2.265.056.032	687.505.827
Current provisions		18.583.134	17.202.000
Current provisions for employee benefits	16	4.998.195	3.288.505
Other current provisions		13.584.939	13.913.495
SUB-TOTAL		**4.494.135.863**	**2.064.812.603**
Total current liabilities		**4.494.135.863**	**2.064.812.603**
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	338.387.620	126.408.620
Other Payables	7	3.432.347	5.243.307
Deferred Income Other Than Contract Liabilities	9	4.360.052	33.223.926
Non-current provisions		6.509.309	3.851.056
Non-current provisions for employee benefits	16	6.509.309	3.851.056
Deferred Tax Liabilities		4.151.341.067	4.072.379.724
Total non-current liabilities		**4.504.030.395**	**4.241.106.633**
Total liabilities		**8.998.166.258**	**6.305.919.236**
EQUITY			
Equity attributable to owners of parent		63.972.115.529	62.267.041.660
Issued capital	15	1.456.000.000	1.456.000.000
Inflation Adjustments on Capital	15	6.851.645.711	6.851.645.711

Treasury Shares (-)		-28.460.397	-28.460.397
Share Premium (Discount)		2.747.316.361	2.747.316.361
Restricted Reserves Appropriated From Profits		1.132.643.570	1.132.643.570
Prior Years' Profits or Losses		50.430.004.438	47.661.224.362
Current Period Net Profit Or Loss		1.382.965.846	2.446.672.053
Total equity		**63.972.115.529**	**62.267.041.660**
Total Liabilities and Equity		**72.970.281.787**	**68.572.960.896**

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024	Current Period 3 Months 01.07.2025 - 30.09.2025	Previous Period 3 Months 01.07.2024 - 30.09.2024
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	18	2.276.046.327	2.544.167.851	849.786.453	981.831.829
Cost of sales	18	-1.337.592.567	-1.444.147.058	-422.697.144	-590.295.117
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		938.453.760	1.100.020.793	427.089.309	391.536.712
GROSS PROFIT (LOSS)		938.453.760	1.100.020.793	427.089.309	391.536.712
General Administrative Expenses	19	-232.687.201	-117.587.717	-80.012.814	-43.612.324
Marketing Expenses	19	-30.750.123	-19.193.806	-10.078.726	-8.031.303
Other Income from Operating Activities	20	392.395.118	226.055.853	278.387.806	61.518.880
Other Expenses from Operating Activities	20	-86.010.380	-228.008.141	-11.479.778	-139.498.083
PROFIT (LOSS) FROM OPERATING ACTIVITIES		981.401.174	961.286.982	603.905.797	261.913.882
Investment Activity Income	21	948.976.085		319.682.246	0
Investment Activity Expenses	21	-24.717.480	-174.675.223	-2.054.400	-1.047.641.230
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.905.659.779	786.611.759	921.533.643	-785.727.348
Finance income	22	643.933.248	485.778.633	196.062.641	179.925.495
Finance costs	22	-408.336.243	-656.551.290	-176.912.872	-161.596.136
Gains (losses) on net monetary position	23	-641.684.961	1.896.873.988	-307.966.751	2.453.726.242
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.499.571.823	2.512.713.090	632.716.661	1.686.328.253
Tax (Expense) Income, Continuing Operations		-116.605.977	0	-7.888.712	0
Current Period Tax (Expense) Income		-37.644.634	0	-19.001.315	0
Deferred Tax (Expense) Income		-78.961.343	0	11.112.603	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.382.965.846	2.512.713.090	624.827.949	1.686.328.253
PROFIT (LOSS)		1.382.965.846	2.512.713.090	624.827.949	1.686.328.253
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.382.965.846	2.512.713.090	624.827.949	1.686.328.253
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç		0,95000000	1,73000000	0,43000000	1,16000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0	0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**0**	**0**	**0**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.382.965.846**	**2.512.713.090**	**624.827.949**	**1.686.328.253**
Total Comprehensive Income Attributable to					
Non-controlling Interests		0	0	0	0
Owners of Parent		1.382.965.846	2.512.713.090	624.827.949	1.686.328.253

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2025 - 30.09.2025	Previous Period 01.01.2024 - 30.09.2024
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		**-512.576.887**	**3.124.295.913**
Profit (Loss)		1.382.965.846	2.512.713.090
Adjustments to Reconcile Profit (Loss)		**-146.811.227**	**1.966.112.379**
Adjustments for depreciation and amortisation expense	13,14	18.441.505	13.978.250
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-9.541.344	0
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	6	-9.541.344	0
Adjustments for provisions		6.196.205	3.210.140
Adjustments for Interest (Income) Expenses		-220.261.544	315.575.814
Adjustments for fair value losses (gains)		0	-7.879.895
Other Adjustments for Fair Value Losses (Gains)		0	-7.879.895
Adjustments for Tax (Income) Expenses		116.605.977	0
Adjustments for (Income) Expense Caused by Sale or Changes in Share of Associates, Joint Ventures and Financial Investments		-845.113.870	0
Adjustments Related to Gain and Losses on Net Monetary Position		770.491.127	1.641.228.070
Other adjustments to reconcile profit (loss)		16.370.717	0
Changes in Working Capital		**-1.704.970.949**	**-1.347.776.885**
Adjustments for decrease (increase) in trade accounts receivable		-507.559.776	-129.889.680
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-2.960.351	1.340.483.372
Adjustments for decrease (increase) in inventories		-1.165.114.883	-889.909.878
Decrease (Increase) in Prepaid Expenses		-869.642.284	151.786.447
Adjustments for increase (decrease) in trade accounts payable		-546.960.909	-54.832.538
Adjustments for Increase (Decrease) in Contract Liabilities		1.529.968.311	-1.768.089.295
Adjustments for increase (decrease) in other operating payables		55.360.829	2.674.687
Other Adjustments for Other Increase (Decrease) in Working Capital		-198.061.886	0
Cash Flows from (used in) Operations		**-468.816.330**	**3.131.048.584**
Payments Related with Provisions for Employee Benefits		-1.327.539	-411.620
Income taxes refund (paid)		-42.433.018	-6.341.051
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**128.835.877**	**-1.043.080.404**
Purchase of Property, Plant, Equipment and Intangible Assets	13,14	-167.601.087	-92.733.333
Cash Outflows from Acquition of Investment Property	12	-34.026.478	-950.347.071
Interest received	23	330.463.442	0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**1.759.264.735**	**-1.791.312.514**
Proceeds from borrowings	5	2.072.073.165	0
Repayments of borrowings	5	-202.606.532	-1.559.070.115
Interest paid	23	-110.201.898	-232.242.399
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.375.523.725	289.902.995
Net increase (decrease) in cash and cash equivalents		1.375.523.725	289.902.995
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**1.753.565.228**	**1.044.027.831**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-355.517.719	-275.571.174
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**2.773.571.234**	**1.058.359.652**

Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

		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			
Previous Period 01.01.2024 - 30.09.2024	**Statement of changes in equity [abstract]**														
	Statement of changes in equity [line items]														
	Equity at beginning of period		**1.456.000.000**	**6.851.645.711**	**-28.460.397**	**2.747.316.361**				**1.132.643.570**	**42.844.560.028**	**8.455.469.051**	**63.459.174.324**	**0**	**63.459.174.324**
	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										8.455.469.051	-8.455.469.051			
	Total Comprehensive Income (Loss)											2.512.713.090	2.512.713.090	0	2.512.713.090
	Profit (loss)											2.512.713.090	2.512.713.090	0	2.512.713.090
	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														
	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**	**6.851.645.711**	**-28.460.397**	**2.747.316.361**				**1.132.643.570**	**51.300.029.079**	**2.512.713.090**	**65.971.887.414**	**0**	**65.971.887.414**
Current Period 01.01.2025 - 30.09.2025	**Statement of changes in equity [abstract]**														
	Statement of changes in equity [line items]														
	Equity at beginning of period		**1.456.000.000**	**6.851.645.711**	**-28.460.397**	**2.747.316.361**				**1.132.643.570**	**47.661.224.362**	**2.246.672.053**	**62.267.041.660**	**0**	**62.267.041.660**
	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										2.446.672.053	-2.446.672.053			
	Total Comprehensive Income (Loss)											1.382.965.846	1.382.965.846	0	1.382.965.846
	Profit (loss)											1.382.965.846	1.382.965.846	0	1.382.965.846
	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														
Acquisition or Disposal of a Subsidiary														
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity										322.108.023				
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**	**6.851.645.711**	**-28.460.397**	**2.747.316.361**				**1.132.643.570**	**50.430.004.438**	**1.382.965.846**	**63.972.115.529**	**0**	**63.972.115.529**