ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2025 - 3. 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 30.09.2025	Previous Period 31.12.2024
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	3.371.586.907	1.951.833.585
Financial Investments	11	3.772.386.477	3.267.647.200
Financial Assets at Fair Value Through Profit or Loss		3.772.386.477	3.267.647.200
Trade Receivables		639.098.527	344.846.534
Trade Receivables Due From Related Parties	26	232.091	41.726.054
Trade Receivables Due From Unrelated Parties	6	638.866.436	303.120.480
Other Receivables		5.341.456	123.373.132
Other Receivables Due From Related Parties	26	0	119.523.461
Other Receivables Due From Unrelated Parties	7	5.341.456	3.849.671
Inventories	8	10.433.680.691	9.240.633.368
Prepayments		3.585.631.312	2.572.002.283
Prepayments to Related Parties	23	1.234.698.276	0
Prepayments to Unrelated Parties	9	2.350.933.036	2.572.002.283
Current Tax Assets	25	6.609.104	22.425.097
Other current assets	10	261.229.899	60.899.922
SUB-TOTAL		**22.075.564.373**	**17.583.661.121**
Total current assets		**22.075.564.373**	**17.583.661.121**
NON-CURRENT ASSETS			
Investment property	12	35.834.325.138	35.834.325.138
Property, plant and equipment	13	15.191.169.203	15.273.026.033
Intangible assets and goodwill	14	107.469.721	114.571.310
Prepayments	9	3.650.564	3.856.831
Deferred Tax Asset	25	0	28.962.013
Other Non-current Assets	10	0	1.069.310
Total non-current assets		**51.136.614.626**	**51.255.810.635**
Total assets		**73.212.178.999**	**68.839.471.756**
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	346.544.667	408.621.802
Current Portion of Non-current Borrowings	5	2.038.281.061	342.367.296
Trade Payables		508.097.974	1.137.085.066
Trade Payables to Related Parties	26	219.627.555	145.367.069
Trade Payables to Unrelated Parties	6	288.470.419	991.717.997
Employee Benefit Obligations	17	72.958.042	41.891.858
Other Payables		84.297.039	110.710.759
Other Payables to Related Parties	26	0	64.521.055
Other Payables to Unrelated Parties	7	84.297.039	46.189.704
Deferred Income Other Than Contract Liabilities	9	2.388.001.434	770.806.751
Current tax liabilities, current		3.098.261	0
Current provisions		29.033.387	26.973.744
Current provisions for employee benefits	17	13.868.409	11.078.412
Other current provisions	15	15.164.978	15.895.332
Other Current Liabilities	10	0	37.629
SUB-TOTAL		**5.470.311.865**	**2.838.494.905**
Total current liabilities		**5.470.311.865**	**2.838.494.905**
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	357.219.684	164.215.365
Other Payables		6.094.594	12.781.505
Other Payables to Unrelated parties	7	6.094.594	12.781.505
Deferred Income Other Than Contract Liabilities	9	4.756.718	33.223.926
Non-current provisions		28.342.089	25.591.474
Non-current provisions for employee benefits	17	28.342.089	25.591.474
Deferred Tax Liabilities	25	4.128.310.436	4.072.379.724
Total non-current liabilities		**4.524.723.521**	**4.308.191.994**
Total liabilities		**9.995.035.386**	**7.146.686.899**
EQUITY			
Equity attributable to owners of parent		63.196.711.876	61.675.164.995

Issued capital	16	1.456.000.000	1.456.000.000
Inflation Adjustments on Capital	16	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
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		6.759.842.856	6.751.275.286
Gains (Losses) on Revaluation and Remeasurement		6.759.842.856	6.751.275.286
Increases (Decreases) on Revaluation of Property, Plant and Equipment		6.741.254.036	6.741.254.036
Gains (Losses) on Remeasurements of Defined Benefit Plans		18.588.820	10.021.250
Restricted Reserves Appropriated From Profits		1.179.215.667	1.179.215.667
Prior Years' Profits or Losses		43.041.005.727	40.552.006.344
Current Period Net Profit Or Loss		1.190.145.951	2.166.166.023
Non-controlling interests		20.431.737	17.619.862
Total equity		**63.217.143.613**	**61.692.784.857**
Total Liabilities and Equity		**73.212.178.999**	**68.839.471.756**

Statement of Profit or Loss and Other Comprehensive Income

KAMUYU AYDINLATMA PLATFORMU
PUBLIC DISCLOSURE PLATFORM

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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	19	4.146.405.939	4.057.889.858	2.179.248.155	1.815.323.004
Cost of sales	19	-3.044.198.766	-2.905.549.427	-1.201.101.300	-1.165.582.238
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		1.102.207.173	1.152.340.431	978.146.855	649.740.766
GROSS PROFIT (LOSS)		1.102.207.173	1.152.340.431	978.146.855	649.740.766
General Administrative Expenses	20	-344.533.000	-200.508.572	-118.954.232	-73.161.964
Marketing Expenses	20	-198.763.369	-132.830.014	-62.529.046	-54.000.591
Other Income from Operating Activities	21	593.857.629	478.881.844	372.182.898	200.129.416
Other Expenses from Operating Activities	21	-396.338.310	-342.553.221	-92.928.935	-199.879.043
PROFIT (LOSS) FROM OPERATING ACTIVITIES		756.430.123	955.330.468	1.075.917.540	522.828.584
Investment Activity Income	22	949.638.257	0	319.728.360	0
Investment Activity Expenses	22	-24.717.480	-174.675.223	-2.054.400	-1.047.641.230
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.681.350.900	780.655.245	1.393.591.500	-524.812.646
Finance income	23	668.501.438	448.034.553	203.086.994	82.584.479
Finance costs	23	-453.357.179	-740.486.705	-189.467.785	-154.533.548
Gains (losses) on net monetary position	24	-575.111.399	2.050.002.151	-314.222.503	2.485.160.999
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		1.321.383.760	2.538.205.244	1.092.988.206	1.888.399.284
Tax (Expense) Income, Continuing Operations		-127.754.304	28.175.471	-15.585.052	12.340.175
Current Period Tax (Expense) Income	25	-45.720.974	0	-22.559.153	0
Deferred Tax (Expense) Income	25	-82.033.330	28.175.471	6.974.101	12.340.175
PROFIT (LOSS) FROM CONTINUING OPERATIONS		1.193.629.456	2.566.380.715	1.077.403.154	1.900.739.459
PROFIT (LOSS)		1.193.629.456	2.566.380.715	1.077.403.154	1.900.739.459
Profit (loss), attributable to [abstract]					
Non-controlling Interests		3.483.505	7.547.335	136.135	12.561.174
Owners of Parent		1.190.145.951	2.558.833.380	1.077.267.019	1.888.178.285
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç		0,82000000	1,76000000	0,74000000	1,31000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		8.532.413	-15.441.649	4.439.986	0
Gains (Losses) on Remeasurements of Defined Benefit Plans		11.423.427	-20.588.866	5.919.981	0
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		-35.157	0	0	0
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-2.855.857	5.147.217	-1.479.995	0
Taxes Relating to Remeasurements of Defined Benefit Plans		-2.855.857	5.147.217	-1.479.995	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0	0	0
OTHER COMPREHENSIVE INCOME (LOSS)		**8.532.413**	**-15.441.649**	**4.439.986**	**0**
TOTAL COMPREHENSIVE INCOME (LOSS)		**1.202.161.869**	**2.550.939.066**	**1.081.843.140**	**1.900.739.459**
Total Comprehensive Income Attributable to					
Non-controlling Interests		3.448.348	7.547.336	-84.424	12.561.176
Owners of Parent		1.198.713.521	2.543.391.730	1.081.927.564	1.888.178.283

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	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		**-437.124.076**	**4.985.869.445**
Profit (Loss)		1.193.629.456	2.566.380.715
Adjustments to Reconcile Profit (Loss)		**11.649.168**	**3.039.770.635**
Adjustments for depreciation and amortisation expense	13,14	316.113.224	202.784.895
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-9.239.314	0
Adjustments for Impairement Loss (Reversal of Impairment Loss) of Receivables	6	-9.239.314	0
Adjustments for provisions		33.598.246	6.285.752
Adjustments for Interest (Income) Expenses		-244.876.290	-224.111.179
Adjustments for Interest Income		-355.031.632	-224.111.179
Adjustments for interest expense		110.155.342	0
Adjustments for fair value losses (gains)		-924.254.531	366.844.297
Adjustments for Tax (Income) Expenses		127.754.304	0
Adjustments Related to Gain and Losses on Net Monetary Position		709.741.654	2.687.966.870
Other adjustments to reconcile profit (loss)		2.811.875	0
Changes in Working Capital		**-1.587.052.893**	**-613.306.532**
Adjustments for decrease (increase) in trade accounts receivable		-709.958.479	26.043.231
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-17.136.328	777.183.781
Adjustments for decrease (increase) in inventories		-1.193.047.323	-911.775.521
Decrease (Increase) in Prepaid Expenses		-1.013.150.434	80.957.761
Adjustments for increase (decrease) in trade accounts payable		-398.454.527	592.549.303
Adjustments for Increase (Decrease) in Contract Liabilities		1.588.455.147	-1.132.646.465
Adjustments for increase (decrease) in other operating payables		-96.258.783	-45.618.622
Other Adjustments for Other Increase (Decrease) in Working Capital		252.497.834	0
Cash Flows from (used in) Operations		**-381.774.269**	**4.992.844.818**
Payments Related with Provisions for Employee Benefits		-6.117.990	-524.233
Income taxes refund (paid)		-49.231.817	-6.451.140
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		**240.202.581**	**-817.231.620**
Proceeds from sales of property, plant, equipment and intangible assets		4.773.252	0
Purchase of Property, Plant, Equipment and Intangible Assets	13,14	-231.666.573	-148.744.933
Cash Outflows from Acquition of Investment Property	12		-950.347.069
Purchase of other long-term assets		112.064.270	0
Interest received	23	355.031.632	281.860.382
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		**2.012.389.452**	**-3.754.853.688**
Proceeds from borrowings	5	2.557.338.045	433.205.537
Repayments of borrowings	5	-467.507.133	-4.130.310.022
Interest paid	23	-77.441.460	-57.749.203
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.815.467.957	413.784.137
Net increase (decrease) in cash and cash equivalents		1.815.467.957	413.784.137
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		**1.951.833.585**	**1.171.103.111**
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-395.714.635	-309.112.697
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	**3.371.586.907**	**1.275.774.551**

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 - 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**	**2.747.316.360**	**5.271.608.847**	**28.011.919**			**1.179.215.665**	**38.863.095.307**	**5.327.715.758**	**61.696.149.170**	**-8.090.392**	**61.688.058.778**
	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											5.327.715.758	-5.327.715.758			
	Total Comprehensive Income (Loss)							-15.441.650					2.558.833.380	2.543.391.731	7.547.336	2.550.939.067
	Profit (loss)												2.558.833.380	2.558.833.380	7.547.336	2.566.380.716
	Other Comprehensive Income (Loss)							-15.441.650						-15.441.649		-15.441.649
	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**	**2.747.316.360**	**5.271.608.847**	**12.570.269**			**1.179.215.665**	**44.190.811.065**	**2.558.833.380**	**64.239.540.901**	**-543.056**	**64.238.997.845**
	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**	**6.741.254.036**	**10.021.250**			**1.179.215.667**	**40.552.006.344**	**2.166.166.023**	**61.675.164.995**	**17.619.862**	**61.692.784.857**
	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											2.166.166.023	-2.166.166.023			
	Total Comprehensive Income (Loss)							8.567.570					1.190.145.951	1.198.713.521	3.448.348	1.202.161.869
	Profit (loss)												1.190.145.951	1.190.145.951	3.483.505	1.193.629.456
	Other Comprehensive Income (Loss)							8.567.570						8.567.570	-35.157	8.532.413
	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 - 30.09.2025																
	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											322.833.360		322.833.360	-636.473	322.196.887
	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**	**6.741.254.036**	**18.588.820**			**1.179.215.667**	**43.041.005.727**	**1.190.145.951**	**63.196.711.876**	**20.431.737**	**63.217.143.613**