



## KAMUYU AYDINLATMA PLATFORMU

# ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Unconsolidated 2026 - 1. 3 Monthly Notification

General Information About Financial Statements

## Statement of Financial Position (Balance Sheet)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 31.03.2026	Previous Period 31.12.2025
<b>Statement of Financial Position (Balance Sheet)</b>			
<b>Assets [abstract]</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	6.041.549.298	5.266.656.780
Financial Investments	11	4.475.683.222	4.450.574.114
Trade Receivables		861.093.780	608.201.408
Trade Receivables Due From Related Parties	25	19.826.789	97.386.434
Trade Receivables Due From Unrelated Parties	6	841.266.991	510.814.974
Other Receivables		3.900.139	4.291.799
Other Receivables Due From Unrelated Parties	7	3.900.139	4.291.799
Inventories	8	12.995.051.364	12.030.553.815
Prepayments		3.753.745.448	3.666.951.821
Prepayments to Related Parties		198.670.901	1.205.256.030
Prepayments to Unrelated Parties	9	3.555.074.547	2.461.695.791
Current Tax Assets	24	38.643.566	9.481.197
Other current assets	10	525.393.211	441.515.854
<b>SUB-TOTAL</b>		<b>28.695.060.028</b>	<b>26.478.226.788</b>
<b>Total current assets</b>		<b>28.695.060.028</b>	<b>26.478.226.788</b>
<b>NON-CURRENT ASSETS</b>			
Financial Investments	11	713.314.589	713.314.589
Other Receivables		0	420.340.141
Investment property	12	58.108.604.243	57.898.624.165
Property, plant and equipment	13	42.593.455	42.528.615
Intangible assets and goodwill		119.618.239	121.293.018
Prepayments		4.422.542	4.490.406
<b>Total non-current assets</b>		<b>58.988.553.068</b>	<b>59.200.590.934</b>
<b>Total assets</b>		<b>87.683.613.096</b>	<b>85.678.817.722</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Current Borrowings	5	42.856	95.070
Current Portion of Non-current Borrowings	5	3.836.366.994	3.193.871.248
Trade Payables		980.991.694	1.032.626.496
Trade Payables to Related Parties	25	58.394.731	269.563.138
Trade Payables to Unrelated Parties	6	922.596.963	763.063.358
Employee Benefit Obligations	16	27.880.732	23.156.121
Other Payables		57.604.936	78.808.268
Other Payables to Unrelated Parties	7	57.604.936	78.808.268
Deferred Income Other Than Contract Liabilities		3.872.569.920	3.059.409.300
Deferred Income Other Than Contract Liabilities From Related Parties	25	6.509.501	299.676
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	3.866.060.419	3.059.109.624
Current provisions		23.922.650	22.258.838
Current provisions for employee benefits	16	10.337.711	7.309.672
Other current provisions	14	13.584.939	14.949.166
<b>SUB-TOTAL</b>		<b>8.799.379.782</b>	<b>7.410.225.341</b>
<b>Total current liabilities</b>		<b>8.799.379.782</b>	<b>7.410.225.341</b>
<b>NON-CURRENT LIABILITIES</b>			
Long Term Borrowings	5	901.518.791	379.517.272
Other Payables	7	4.201.967	3.777.030
Deferred Income Other Than Contract Liabilities	9	3.649.363	3.769.429
Non-current provisions		7.827.140	7.677.818
Non-current provisions for employee benefits	16	7.827.140	7.677.818
Deferred Tax Liabilities		5.240.343.157	5.051.907.171
<b>Total non-current liabilities</b>		<b>6.157.540.418</b>	<b>5.446.648.720</b>
<b>Total liabilities</b>		<b>14.956.920.200</b>	<b>12.856.874.061</b>
<b>EQUITY</b>			
Equity attributable to owners of parent		72.726.692.896	72.821.943.661
Issued capital	15	1.456.000.000	1.456.000.000
Inflation Adjustments on Capital	15	8.084.067.468	8.084.067.468

Treasury Shares (-)		-32.682.438	-32.682.438
Share Premium (Discount)		3.154.874.961	3.154.874.961
Restricted Reserves Appropriated From Profits		1.300.668.862	1.300.668.862
Prior Years' Profits or Losses		58.859.014.808	57.911.189.454
Current Period Net Profit Or Loss		-95.250.765	947.825.354
<b>Total equity</b>		<b>72.726.692.896</b>	<b>72.821.943.661</b>
<b>Total Liabilities and Equity</b>		<b>87.683.613.096</b>	<b>85.678.817.722</b>

## Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
<b>Statement of Profit or Loss and Other Comprehensive Income</b>			
<b>PROFIT (LOSS)</b>			
Revenue	18	663.283.209	1.137.269.432
Cost of sales	18	-120.198.633	-813.208.432
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		543.084.576	324.061.000
GROSS PROFIT (LOSS)		543.084.576	324.061.000
General Administrative Expenses	19	-139.310.544	-141.157.531
Marketing Expenses	19	-11.316.006	-12.178.546
Other Income from Operating Activities	20	25.846.113	44.191.596
Other Expenses from Operating Activities	20	-22.915.515	-63.323.137
PROFIT (LOSS) FROM OPERATING ACTIVITIES		395.388.624	151.593.382
Investment Activity Income	21	358.707.078	387.073.817
Investment Activity Expenses	21	-261.931.073	-25.150.666
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		492.164.629	513.516.533
Finance income	22	514.717.126	295.457.744
Finance costs	22	-523.194.532	-143.245.332
Gains (losses) on net monetary position	23	-390.502.002	-134.482.122
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		93.185.221	531.246.823
Tax (Expense) Income, Continuing Operations		-188.435.986	-331.509.487
Deferred Tax (Expense) Income	24	-188.435.986	-331.509.487
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-95.250.765	199.737.336
PROFIT (LOSS)		-95.250.765	199.737.336
<b>Profit (loss), attributable to [abstract]</b>			
Non-controlling Interests		0	0
Owners of Parent		-95.250.765	199.737.336
<b>Earnings per share [abstract]</b>			
<b>Earnings per share [line items]</b>			
<b>Basic earnings per share</b>			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen Faaliyetlerden Pay Başına Kazanç</i>		-0,07000000	0,14000000
<b>Diluted Earnings Per Share</b>			
<b>OTHER COMPREHENSIVE INCOME</b>			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0	0
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>		<b>0</b>	<b>0</b>
<b>TOTAL COMPREHENSIVE INCOME (LOSS)</b>		<b>-95.250.765</b>	<b>199.737.336</b>
<b>Total Comprehensive Income Attributable to</b>			
Non-controlling Interests		0	0
Owners of Parent		-95.250.765	199.737.336

## Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
<b>Statement of cash flows (Indirect Method)</b>			
<b>CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES</b>		<b>-171.741.257</b>	<b>-185.813.451</b>
Profit (Loss)		-95.250.765	199.737.336
<b>Adjustments to Reconcile Profit (Loss)</b>		<b>214.668.938</b>	<b>-220.784.680</b>
Adjustments for depreciation and amortisation expense	13,14	4.742.053	6.079.277
Adjustments for Impairment Loss (Reversal of Impairment Loss)	6	0	-12.890.486
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		0	-12.890.486
Adjustments for provisions		3.867.381	3.311.564
Adjustments for Interest (Income) Expenses		-150.042.679	-100.953.639
Adjustments for fair value losses (gains)		0	0
Other Adjustments for Fair Value Losses (Gains)		0	0
Adjustments for Tax (Income) Expenses		188.435.986	331.509.487
Adjustments for (Income) Expense Caused by Sale or Changes in Share of Associates, Joint Ventures and Financial Investments		-431.258.496	-870.680.283
Adjustments Related to Gain and Losses on Net Monetary Position		590.308.730	401.415.391
Other adjustments to reconcile profit (loss)		8.615.963	21.424.009
<b>Changes in Working Capital</b>		<b>-252.343.586</b>	<b>-132.956.050</b>
Adjustments for decrease (increase) in trade accounts receivable		-308.395.465	-238.595.469
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		381.980.845	-3.478
Adjustments for Decrease (Increase) in Contract Assets		-123.942.519	-119.700.603
Decrease (Increase) In Other Contract Assets		-123.942.519	-119.700.603
Adjustments for decrease (increase) in inventories		-964.497.549	-157.668.249
Decrease (Increase) in Prepaid Expenses		-86.725.763	52.415.522
Adjustments for increase (decrease) in trade accounts payable		42.600.371	-221.148.397
Adjustments for Increase (Decrease) in Contract Liabilities		813.040.554	516.416.153
Adjustments for increase (decrease) in other operating payables		-6.404.060	35.328.471
<b>Cash Flows from (used in) Operations</b>		<b>-132.925.413</b>	<b>-154.003.394</b>
Payments Related with Provisions for Employee Benefits		-172.278	-1.737.322
Income taxes refund (paid)		-38.643.566	-30.072.735
<b>CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES</b>		<b>133.239.021</b>	<b>37.455.242</b>
Purchase of Property, Plant, Equipment and Intangible Assets	13,14	-3.358.698	-59.638.485
Cash Outflows from Acquisition of Investment Property	12	-209.980.078	-39.074.234
Interest received	23	346.577.797	136.167.961
<b>CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES</b>		<b>1.294.018.012</b>	<b>405.393.065</b>
Proceeds from borrowings	5	1.520.581.575	500.371.817
Repayments of borrowings	5	-30.028.445	-59.764.429
Interest paid	23	-196.535.118	-35.214.323
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES</b>		<b>1.255.515.776</b>	<b>257.034.856</b>
Net increase (decrease) in cash and cash equivalents		1.255.515.776	257.034.856
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD</b>		<b>5.266.656.780</b>	<b>2.013.702.939</b>
<b>INFLATION EFFECT ON CASH AND CASH EQUIVALENTS</b>		<b>-480.623.258</b>	<b>-184.107.879</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD</b>	<b>4</b>	<b>6.041.549.298</b>	<b>2.086.629.916</b>

# Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity											
	Equity attributable to owners of parent (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		Restricted Reserves Appropriated From Profits (member)	Retained Earnings		Non-controlling interests (member)		
					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	
<b>Statement of changes in equity [abstract]</b>												
<b>Statement of changes in equity [line items]</b>												
<b>Equity at beginning of period</b>	1.456.000.000	8.084.067.467	-32.682.438	3.154.874.960			1.300.668.861	54.731.666.681	2.809.630.702	71.504.226.233	0	71.504.226.233
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								2.809.630.702	-2.809.630.702			
Total Comprehensive Income (Loss)												
Profit (loss)									199.737.336	199.737.336		199.737.336
Other Comprehensive Income (Loss)									199.737.336	199.737.336		199.737.336
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												
<b>Equity at end of period</b>	1.456.000.000	8.084.067.467	-32.682.438	3.154.874.960			1.300.668.861	57.541.297.383	199.737.336	71.703.963.569	0	71.703.963.569
<b>Statement of changes in equity [abstract]</b>												
<b>Statement of changes in equity [line items]</b>												
<b>Equity at beginning of period</b>	1.456.000.000	8.084.067.468	-32.682.438	3.154.874.961			1.300.668.862	57.911.189.454	947.825.354	72.821.943.661	0	72.821.943.661
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								947.825.354	-947.825.354			
Total Comprehensive Income (Loss)												
Profit (loss)									-95.250.765	-95.250.765	0	-95.250.765
Other Comprehensive Income (Loss)									-95.250.765	-95.250.765	0	-95.250.765
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												

Previous Period  
01.01.2025 - 31.03.2025

Current Period  
01.01.2026 - 31.03.2026

