



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş. Financial Report Consolidated 2026 - 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 31.03.2026	Previous Period 31.12.2025
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	6.346.336.442	5.567.603.455
Financial Investments	11	4.475.683.222	4.450.574.115
Financial Assets at Fair Value Through Profit or Loss		4.475.683.222	4.450.574.115
Trade Receivables		1.014.019.227	779.442.376
Trade Receivables Due From Related Parties	26	45.286.223	59.533.208
Trade Receivables Due From Unrelated Parties	6	968.733.004	719.909.168
Other Receivables		7.820.310	5.544.776
Other Receivables Due From Related Parties	26	34.000	0
Other Receivables Due From Unrelated Parties	7	7.786.310	5.544.776
Inventories	8	13.063.284.339	12.097.498.661
Prepayments		3.798.076.540	3.707.791.186
Prepayments to Related Parties	26	198.389.698	1.205.256.030
Prepayments to Unrelated Parties	9	3.599.686.842	2.502.535.156
Current Tax Assets	25	42.150.084	21.393.108
Other current assets	10	578.098.043	471.895.264
SUB-TOTAL		29.325.468.207	27.101.742.941
Total current assets		29.325.468.207	27.101.742.941
NON-CURRENT ASSETS			
Other Receivables		0	420.340.141
Other Receivables Due From Unrelated Parties	7	0	420.340.141
Investment property	12	40.380.601.572	40.170.621.494
Property, plant and equipment	13	17.926.590.244	18.029.304.437
Intangible assets and goodwill	14	121.120.877	122.543.621
Prepayments	9	5.412.125	5.580.133
Deferred Tax Asset	25	0	0
Total non-current assets		58.433.724.818	58.748.389.826
Total assets		87.759.193.025	85.850.132.767
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	299.740.786	393.902.743
Current Portion of Non-current Borrowings	5	4.086.664.737	3.369.886.131
Trade Payables		1.431.556.831	1.235.351.541
Trade Payables to Related Parties	26	136.673.610	325.280.415
Trade Payables to Unrelated Parties	6	1.294.883.221	910.071.126
Employee Benefit Obligations	17	98.173.321	66.467.539
Other Payables		66.367.642	89.968.905
Other Payables to Related Parties	26	0	0
Other Payables to Unrelated Parties	7	66.367.642	89.968.905
Deferred Income Other Than Contract Liabilities	9	4.129.730.995	3.232.089.503
Deferred Income Other Than Contract Liabilities From Related Parties	26	664.346	299.676
Deferred Income Other Than Contract Liabilities from Unrelated Parties	9	4.129.066.649	3.231.789.827
Current tax liabilities, current	25	0	19.106
Current provisions		34.782.588	30.675.442
Current provisions for employee benefits	17	19.617.610	13.987.566
Insurance Technical Reserves	15	15.164.978	16.687.876
SUB-TOTAL		10.147.016.900	8.418.360.910
Total current liabilities		10.147.016.900	8.418.360.910
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	912.822.205	396.101.845
Other Payables		6.866.590	6.852.101
Other Payables to Unrelated parties	7	6.866.590	6.852.101
Deferred Income Other Than Contract Liabilities	9	14.795.044	16.034.382
Non-current provisions		42.061.484	27.557.360
Non-current provisions for employee benefits	17	42.061.484	27.557.360
Deferred Tax Liabilities	25	5.216.529.901	5.024.536.983
Total non-current liabilities		6.193.075.224	5.471.082.671

Total liabilities		16.340.092.124	13.889.443.581
EQUITY			
Equity attributable to owners of parent		71.398.402.340	71.934.012.936
Issued capital	16	1.456.000.000	1.456.000.000
Inflation Adjustments on Capital	16	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
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		8.741.326.643	8.732.925.981
Gains (Losses) on Revaluation and Remeasurement		8.741.326.643	8.732.925.981
Increases (Decreases) on Revaluation of Property, Plant and Equipment		8.723.039.752	8.723.039.752
Gains (Losses) on Remeasurements of Defined Benefit Plans		18.286.891	9.886.229
Restricted Reserves Appropriated From Profits		1.354.149.825	1.354.149.825
Prior Years' Profits or Losses		49.184.677.139	49.426.048.345
Current Period Net Profit Or Loss		-544.011.258	-241.371.206
Non-controlling interests		20.698.561	26.676.250
Total equity		71.419.100.901	71.960.689.186
Total Liabilities and Equity		87.759.193.025	85.850.132.767

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	19	809.695.229	1.143.105.038
Cost of sales	19	-641.258.585	-1.274.156.155
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		168.436.644	-131.051.117
GROSS PROFIT (LOSS)		168.436.644	-131.051.117
General Administrative Expenses	20	-187.664.777	-181.814.632
Marketing Expenses	20	-52.451.930	-62.820.538
Other Income from Operating Activities	21	54.791.636	81.550.567
Other Expenses from Operating Activities	21	-78.381.440	-158.001.753
PROFIT (LOSS) FROM OPERATING ACTIVITIES		-95.269.867	-452.137.473
Investment Activity Income	22	358.707.078	387.800.755
Investment Activity Expenses	22	-261.931.073	-25.150.666
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.506.138	-89.487.384
Finance income	23	524.499.089	299.612.190
Finance costs	23	-541.038.174	-168.522.449
Gains (losses) on net monetary position	24	-345.706.854	-82.344.910
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-360.739.801	-40.742.553
Tax (Expense) Income, Continuing Operations		-189.192.697	-327.806.280
Deferred Tax (Expense) Income	25	-189.192.697	-327.806.280
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-549.932.498	-368.548.833
PROFIT (LOSS)		-549.932.498	-368.548.833
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-5.921.240	-1.796.155
Owners of Parent		-544.011.258	-366.752.678
Earnings per share [abstract]			
Earnings per share [line items]			
Basic earnings per share			
Basic Earnings (Loss) Per Share from Continuing Operations			
<i>Sürdürülen faaliyetlerden pay başına kazanç</i>		-0,38000000	-0,25000000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		8.311.774	11.220.206
Gains (Losses) on Remeasurements of Defined Benefit Plans	13	11.200.883	14.530.183
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		-88.888	322.568
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		-2.800.221	-3.632.545
Taxes Relating to Remeasurements of Defined Benefit Plans	25	-2.800.221	-3.632.545
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		8.311.774	11.220.206
TOTAL COMPREHENSIVE INCOME (LOSS)		-541.620.724	-357.328.627
Total Comprehensive Income Attributable to			
Non-controlling Interests		-6.010.128	-1.473.587
Owners of Parent		-535.610.596	-355.855.040

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2026 - 31.03.2026	Previous Period 01.01.2025 - 31.03.2025
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-388.045.798	512.294.905
Profit (Loss)		-549.932.498	-368.548.833
Adjustments to Reconcile Profit (Loss)		658.082.930	166.992.436
Adjustments for depreciation and amortisation expense	13,14	116.487.412	129.853.918
Adjustments for Impairment Loss (Reversal of Impairment Loss)	6	23.220.526	-12.705.043
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		23.220.526	-12.705.043
Adjustments for provisions		35.596.685	40.971.787
Adjustments for Interest (Income) Expenses		-160.333.945	-105.237.052
Adjustments for Interest Income		-356.359.760	-105.237.052
Adjustments for interest expense		196.025.815	0
Adjustments for fair value losses (gains)		-96.776.005	-361.923.151
Other Adjustments for Fair Value Losses (Gains)		-96.776.005	-361.923.151
Adjustments for Tax (Income) Expenses		189.192.697	327.806.280
Adjustments Related to Gain and Losses on Net Monetary Position		556.673.249	367.545.761
Other adjustments to reconcile profit (loss)		-5.977.689	-219.320.064
Changes in Working Capital		-447.125.399	753.365.213
Adjustments for decrease (increase) in trade accounts receivable		-685.287.296	-319.757.444
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		183.173.492	-196.952.548
Adjustments for Decrease (Increase) in Contract Assets		896.402.154	800.648.124
Adjustments for decrease (increase) in inventories		-965.785.678	-170.103.751
Decrease (Increase) in Prepaid Expenses		-90.117.346	84.515.385
Adjustments for increase (decrease) in trade accounts payable		308.940.694	-93.888.847
Adjustments for increase (decrease) in other operating payables		-166.172.344	461.927.946
Other Adjustments for Other Increase (Decrease) in Working Capital		71.720.925	186.976.348
Cash Flows from (used in) Operations		-338.974.967	551.808.816
Payments Related with Provisions for Employee Benefits		-470.336	-6.578.215
Income taxes refund (paid)		-48.600.495	-32.935.696
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		155.906.476	-480.857.173
Proceeds from sales of property, plant, equipment and intangible assets		0	0
Purchase of Property, Plant, Equipment and Intangible Assets	13,14	-12.350.475	-112.422.449
Cash Outflows from Acquisition of Investment Property	12	-209.980.078	0
Purchase of other long-term assets		21.877.269	-508.757.132
Interest received	23	356.359.760	140.322.408
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		1.518.959.284	187.430.827
Proceeds from borrowings	5	1.806.607.390	500.371.817
Repayments of borrowings	5	-91.622.291	-285.043.892
Interest paid	23	-196.025.815	-27.897.098
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		1.286.819.962	218.868.559
Net increase (decrease) in cash and cash equivalents		1.286.819.962	218.868.559
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		5.567.603.455	2.241.383.990
INFLATION EFFECT ON CASH AND CASH EQUIVALENTS		-508.086.975	-204.924.196
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	6.346.336.442	2.255.328.353

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				
Increase (Decrease) on Revaluation of Property, Plant and Equipment					Gains (Losses) on Remeasurements of Defined Benefit Plans										
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period	1.456.000.000	8.084.067.467	-32.682.438	3.154.874.960	7.741.304.885	11.507.882				1.354.149.825	46.567.811.135	2.487.512.193	70.824.545.909	20.233.731	70.844.779.640
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															0
Restated Balances															
Transfers											2.487.512.193	2.487.512.193			
Total Comprehensive Income (Loss)						10.897.638						-366.752.678	-355.855.040	-1.473.587	-357.328.627
Profit (loss)														-1.796.155	-368.548.833
Other Comprehensive Income (Loss)						10.897.638						-366.752.678	-366.752.678	10.897.638	322.568
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											832.939		832.939		832.939
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	8.084.067.467	-32.682.438	3.154.874.960	7.741.304.885	22.405.520				1.354.149.825	49.056.156.267	-366.752.678	70.469.523.908	17.927.205	70.487.451.013
Statement of changes in equity (abstract)															
Statement of changes in equity (line items)															
Equity at beginning of period	1.456.000.000	8.084.067.468	-32.682.438	3.154.874.960	8.723.039.752	9.886.229				1.354.149.825	49.426.049.345	-241.371.206	71.934.012.936	26.676.250	71.960.689.186
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											-241.371.206	241.371.206			
Total Comprehensive Income (Loss)						8.400.662						-544.011.258	-535.610.596	-6.010.128	-541.620.724
Profit (loss)														-5.921.240	-549.932.496
Other Comprehensive Income (Loss)						8.400.662						-544.011.258	-544.011.258	8.400.662	-88.888
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															

Previous Period
01.01.2025 - 31.03.2025

