

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2016 - 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 30.09.2016	Previous Period 31.12.2015
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	45.662.658	45.938.559
Trade Receivables		10.441.696	9.424.999
Trade Receivables Due From Related Parties	17	2.622.865	1.493.813
Trade Receivables Due From Unrelated Parties	6	7.818.831	7.931.186
Other Receivables		2.122.498	1.568.770
Other Receivables Due From Unrelated Parties	7	2.122.498	1.568.770
Inventories	8	26.843.170	43.168.948
Prepayments	9	19.383.522	3.148.307
Current Tax Assets		181.354	165.329
Other current assets	10	12.720.723	9.773.669
SUB-TOTAL		117.355.621	113.188.581
Total current assets		117.355.621	113.188.581
NON-CURRENT ASSETS			
Financial Investments		10.474	10.474
Trade Receivables		1.073.051	0
Trade Receivables Due From Unrelated Parties	6	1.073.051	0
Inventories	8	82.714.940	40.705.811
Investment property	11	896.592.178	877.309.716
Property, plant and equipment	12	395.824.029	404.018.052
Intangible assets and goodwill	13	617.870	456.210
Prepayments		235.412.944	235.559.863
Prepayments to Unrelated Parties	9	235.412.944	235.559.863
Deferred Tax Asset		2.746.764	414.989
Total non-current assets		1.614.992.250	1.558.475.115
Total assets		1.732.347.871	1.671.663.696
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	378.235	15.335.302
Current Portion of Non-current Borrowings	5	207.061.940	129.822.065
Trade Payables		22.421.297	26.092.736
Trade Payables to Related Parties	25	1.391.332	11.319.509
Trade Payables to Unrelated Parties	6	21.029.965	14.773.227
Employee Benefit Obligations		1.888.771	1.094.651
Other Payables		7.396.158	34.885.958
Other Payables to Related Parties	25	4.308.858	13.905.423
Other Payables to Unrelated Parties	7	3.087.300	20.980.535
Deferred Income	9	20.211.033	27.748.045
Current provisions		1.792.738	1.268.627
Current provisions for employee benefits		704.062	0
Other current provisions	14	1.088.676	1.268.627
SUB-TOTAL		261.150.172	236.247.384
Total current liabilities		261.150.172	236.247.384
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	247.893.209	257.415.754
Trade Payables		9.565.283	8.772.927
Trade Payables To Unrelated Parties	6	9.565.283	8.772.927
Other Payables		20.760.085	19.895.020
Other Payables to Related Parties	17	20.760.085	19.895.020
Deferred Income	9	41.539.944	5.729.718
Non-current provisions		763.685	888.051
Non-current provisions for employee benefits		763.685	888.051
Total non-current liabilities		320.522.206	292.701.470
Total liabilities		581.672.378	528.948.854
EQUITY			
Equity attributable to owners of parent		1.150.733.486	1.142.310.675
Issued capital	15	250.000.000	250.000.000
Treasury Shares (-)	15	-600.625	-600.625

Share Premium (Discount)	15	146.712.969	146.712.969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss	15	335.465.532	335.868.412
Gains (Losses) on Revaluation and Remeasurement		335.465.532	335.868.412
Increases (Decreases) on Revaluation of Property, Plant and Equipment	15	336.316.735	336.316.735
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-851.203	-448.323
Restricted Reserves Appropriated From Profits		19.319.877	17.248.217
Prior Years' Profits or Losses		391.010.042	201.345.760
Current Period Net Profit Or Loss		8.825.691	191.735.942
Non-controlling interests		-57.993	404.167
Total equity		1.150.675.493	1.142.714.842
Total Liabilities and Equity		1.732.347.871	1.671.663.696

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2016 - 30.09.2016	Previous Period 01.01.2015 - 30.09.2015	Current Period 3 Months 01.07.2016 - 30.09.2016	Previous Period 3 Months 01.07.2015 - 30.09.2015
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		86.174.317	145.594.787	32.645.613	62.815.760
Cost of sales		-59.159.727	-90.713.418	-18.330.917	-29.631.646
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		27.014.590	54.881.369	14.314.696	33.184.114
GROSS PROFIT (LOSS)		27.014.590	54.881.369	14.314.696	33.184.114
General Administrative Expenses		-4.066.400	-6.913.755	-1.123.231	-2.185.048
Marketing Expenses		-7.852.680	-6.879.037	-4.223.945	-2.424.758
Other Income from Operating Activities		32.087.803	72.386.067	19.585.481	-8.900.717
Other Expenses from Operating Activities		-24.830.000	-5.270.797	-20.949.668	-3.452.609
PROFIT (LOSS) FROM OPERATING ACTIVITIES		22.353.313	108.203.847	7.603.333	16.220.982
Investment Activity Income		0	83.460	0	57.083
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		22.353.313	108.287.307	7.603.333	16.278.065
Finance income		5.807.201	29.869.990	1.788.416	25.999.234
Finance costs		-22.007.054	-80.862.261	-6.805.044	-36.415.235
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		6.153.460	57.295.036	2.586.705	5.862.064
Tax (Expense) Income, Continuing Operations		2.226.858	323.435	-305.380	-3.067.796
Current Period Tax (Expense) Income		0	-64.897	0	0
Deferred Tax (Expense) Income		2.226.858	388.332	-305.380	-3.067.796
PROFIT (LOSS) FROM CONTINUING OPERATIONS		8.380.318	57.618.471	2.281.325	2.794.268
PROFIT (LOSS)		8.380.318	57.618.471	2.281.325	2.794.268
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-445.373	-17.452	61.076	537.226
Owners of Parent		8.825.691	57.635.923	2.220.249	2.257.042
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay Başına Kazanç / Zarar</i>	16	0,03000000	0,23000000	0,01000000	0,01000000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-419.667	104.489.763	-54.435	1.712.130
Gains (Losses) on Revaluation of Property, Plant and Equipment		0	54.400.257	0	1.899.415
Gains (Losses) on Remeasurements of Defined Benefit Plans		-524.583	-351.116	-68.044	-292.634
Other Components of Other Comprehensive Income That Will Not Be Reclassified to Profit Or Loss		0	56.179	0	46.822
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		104.916	50.384.443	13.609	58.527
Taxes Relating to Gains (Losses) on Revaluation of Property, Plant and Equipment		0	50.314.219	0	0
Taxes Relating to Remeasurements of Defined Benefit Plans		104.916	70.224	13.609	58.527
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-419.667	104.489.763	-54.435	1.712.130
TOTAL COMPREHENSIVE INCOME (LOSS)		7.960.651	162.108.234	2.226.890	4.506.398
Total Comprehensive Income Attributable to					
Non-controlling Interests		-462.160	-17.451	58.898	537.226
Owners of Parent		8.422.811	162.125.685	2.167.992	3.969.172

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period		Previous Period	
		01.01.2016 - 30.09.2016		01.01.2015 - 30.09.2015	
Statement of cash flows (Indirect Method)					
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES					
Profit (Loss)			8.380.318		57.618.471
Adjustments to Reconcile Profit (Loss)					
Adjustments for depreciation and amortisation expense	12-13		9.702.521		8.997.464
Adjustments for provisions			627.311		772.317
Adjustments for Interest (Income) Expenses			28.661.978		19.968.102
Adjustments for unrealised foreign exchange losses (gains)			10.303.721		22.149.311
Adjustments for fair value losses (gains)	11		-15.560.000		-69.933.068
Adjustments for Tax (Income) Expenses			-2.226.858		-323.435
Changes in Working Capital					
Adjustments for decrease (increase) in trade accounts receivable			-1.582.526		-11.825.469
Adjustments for Decrease (Increase) in Other Receivables Related with Operations			-19.589.078		13.700.920
Adjustments for decrease (increase) in inventories			-25.683.351		22.602.819
Adjustments for increase (decrease) in trade accounts payable			-1.939.810		-21.509.012
Adjustments for increase (decrease) in other operating payables			1.648.479		-31.305.107
Cash Flows from (used in) Operations					
Interest received			1.761.716		2.525.753
Payments Related with Provisions for Employee Benefits			-465.252		-125.485
Income taxes refund (paid)			-16.025		-64.897
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES					
Proceeds from sales of property, plant, equipment and intangible assets			0		393.896
Purchase of Property, Plant, Equipment and Intangible Assets	12-13		-1.670.158		-4.630.412
Cash Outflows from Acquisition of Investment Property			-3.722.462		0
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES					
Proceeds from borrowings			119.403.075		347.508.613
Repayments of borrowings			-74.618.082		-426.088.164
Interest paid			-33.691.417		-10.789.925
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES					
Net increase (decrease) in cash and cash equivalents			-275.900		-80.357.308
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD					
			45.938.559		148.654.203
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD					
	4		45.662.659		68.296.895

