

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2016 - 3. 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 30.09.2016	Previous Period 31.12.2015
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	38.010.130	38.906.279
Trade Receivables		6.201.078	6.650.710
Trade Receivables Due From Related Parties	16	3.080.303	1.406.586
Trade Receivables Due From Unrelated Parties	5	3.120.775	5.244.124
Other Receivables		1.935.600	
Other Receivables Due From Unrelated Parties		1.935.600	
Inventories	7	25.022.449	41.614.987
Prepayments		21.721.351	4.586.985
Prepayments to Related Parties	8	2.817.010	2.387.214
Prepayments to Unrelated Parties	8	18.904.341	2.199.771
Current Tax Assets		162.723	146.755
Other current assets	9	8.696.030	6.273.189
SUB-TOTAL		101.749.361	98.178.905
Total current assets		101.749.361	98.178.905
NON-CURRENT ASSETS			
Financial Investments	10	162.864.618	162.864.618
Inventories	7	82.714.940	40.705.811
Investment property	11	1.172.600.645	1.159.746.857
Property, plant and equipment	12	10.352.010	11.348.857
Intangible assets and goodwill	13	465.255	233.474
Prepayments	8	244.147.643	235.524.635
Total non-current assets		1.673.145.111	1.610.424.252
Total assets		1.774.894.472	1.708.603.157
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	4	0	14.925.441
Current Portion of Non-current Borrowings	4	161.686.807	98.765.765
Trade Payables		25.683.674	23.051.711
Trade Payables to Related Parties	16	8.232.235	11.491.329
Trade Payables to Unrelated Parties	5	17.451.439	11.560.382
Employee Benefit Obligations		597.822	317.173
Other Payables		7.144.697	32.709.789
Other Payables to Related Parties	16	4.308.861	11.797.413
Other Payables to Unrelated Parties	6	2.835.836	20.912.376
Deferred Income	8	41.941.617	54.946.587
Current provisions		582.838	587.195
Current provisions for employee benefits		192.000	0
Other current provisions	14	390.838	587.195
SUB-TOTAL		237.637.455	225.303.661
Total current liabilities		237.637.455	225.303.661
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	241.239.205	237.740.037
Trade Payables		9.565.283	8.772.926
Trade Payables To Unrelated Parties	5	9.565.283	8.772.926
Other Payables		13.046.424	12.181.358
Other Payables to Related Parties	16	13.046.424	12.181.358
Deferred Income	8	41.511.704	5.719.680
Non-current provisions		143.515	90.926
Non-current provisions for employee benefits		143.515	90.926
Total non-current liabilities		305.506.131	264.504.927
Total liabilities		543.143.586	489.808.588
EQUITY			
Equity attributable to owners of parent		1.231.750.886	1.218.794.569
Issued capital	15	250.000.000	250.000.000
Treasury Shares (-)		-600.625	-600.625
Share Premium (Discount)	15	146.712.969	146.712.969

Effects of Business Combinations Under Common Control	15	-119.842.284	-119.842.284
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		335.807.035	335.807.035
Gains (Losses) on Revaluation and Remeasurement		335.807.035	335.807.035
Increases (Decreases) on Revaluation of Property, Plant and Equipment	15	245.365.479	245.365.479
Gains (Losses) on Remeasurements of Defined Benefit Plans		90.441.556	90.441.556
Restricted Reserves Appropriated From Profits		16.194.929	14.123.269
Legal Reserves	15	16.194.929	14.123.269
Prior Years' Profits or Losses	15	590.522.545	328.635.403
Current Period Net Profit Or Loss		12.956.317	263.958.802
Total equity		1.231.750.886	1.218.794.569
Total Liabilities and Equity		1.774.894.472	1.708.603.157

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		66.920.525	97.425.609	16.926.929	26.681.976
Cost of sales		-27.035.227	-46.389.165	-4.642.707	-11.021.261
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		39.885.298	51.036.444	12.284.222	15.660.715
GROSS PROFIT (LOSS)		39.885.298	51.036.444	12.284.222	15.660.715
General Administrative Expenses		-2.638.824	-4.869.629	-882.156	-1.509.138
Marketing Expenses		-5.006.826	-2.850.641	-3.401.534	-838.968
Other Income from Operating Activities		13.954.395	124.938.414	4.838.315	6.821.362
Other Expenses from Operating Activities		-20.895.849	-1.848.843	-19.973.286	-557.500
PROFIT (LOSS) FROM OPERATING ACTIVITIES		25.298.194	166.405.745	-7.134.439	19.576.471
Investment Activity Income		0	83.460	0	57.083
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		25.298.194	166.489.205	-7.134.439	19.633.554
Finance income		929.511	0	210.407	0
Finance costs		-13.271.388	-63.003.843	-2.676.779	-25.782.021
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		12.956.317	103.485.362	-9.600.811	-6.148.467
Tax (Expense) Income, Continuing Operations		0	-64.897	0	0
Current Period Tax (Expense) Income		0	-64.897	0	0
PROFIT (LOSS) FROM CONTINUING OPERATIONS		12.956.317	103.420.465	-9.600.811	-6.148.467
PROFIT (LOSS)		12.956.317	103.420.465	-9.600.811	-6.148.467
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		12.956.317	103.420.465	-9.600.811	-6.148.467
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>		0,05200000	0,41400000	-0,03800000	-0,02500000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		0			
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		0			
TOTAL COMPREHENSIVE INCOME (LOSS)		12.956.317	103.420.465	-9.600.811	-6.148.467
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		12.956.317	103.420.465	-9.600.811	-6.148.467

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2016 - 30.09.2016	Previous Period 01.01.2015 - 30.09.2015
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-3.241.598	217.997.970
Profit (Loss)		12.956.317	103.420.465
Adjustments to Reconcile Profit (Loss)		35.460.225	145.046.895
Adjustments for depreciation and amortisation expense	12-13	2.158.246	1.292.545
Adjustments for provisions		50.203	-121.785
Adjustments for Interest (Income) Expenses		28.963.318	19.165.525
Adjustments for unrealised foreign exchange losses (gains)		7.431.153	15.074.911
Adjustments for fair value losses (gains)	11	-3.142.695	109.601.514
Adjustments for Tax (Income) Expenses			64.897
Adjustments for losses (gains) on disposal of non-current assets			-30.712
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets			-30.712
Changes in Working Capital		-53.290.758	-32.821.021
Adjustments for decrease (increase) in trade accounts receivable		449.632	-8.524.964
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-30.115.815	17.764.753
Adjustments for decrease (increase) in inventories		-25.416.591	22.734.258
Adjustments for increase (decrease) in trade accounts payable		3.424.320	-10.061.290
Adjustments for increase (decrease) in other operating payables		-1.632.304	-54.733.778
Cash Flows from (used in) Operations		-4.874.216	215.646.339
Interest received		1.650.577	2.483.461
Payments Related with Provisions for Employee Benefits		-1.991	-66.933
Income taxes refund (paid)		-15.968	-64.897
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-11.104.273	-211.924.964
Proceeds from sales of property, plant, equipment and intangible assets	12-13		1.571.966
Purchase of Property, Plant, Equipment and Intangible Assets	12-13	-1.393.180	-1.732.251
Cash Outflows from Acquisition of Investment Property		-9.711.093	-211.764.679
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		13.449.722	-103.687.222
Proceeds from borrowings		117.211.117	306.272.387
Repayments of borrowings		-76.036.071	-399.348.904
Interest paid		-27.725.324	-10.610.705
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-896.149	-97.614.216
Net increase (decrease) in cash and cash equivalents		-896.149	-97.614.216
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	38.906.279	142.907.669
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	38.010.130	45.293.453

