



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2017 - 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 30.09.2017	Previous Period 31.12.2016
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	138.498.858	152.215.137
Trade Receivables		19.527.294	10.622.448
Trade Receivables Due From Related Parties	16	8.382	3.047.288
Trade Receivables Due From Unrelated Parties	6	19.518.912	7.575.160
Other Receivables		559.924	734.617
Other Receivables Due From Unrelated Parties	7	559.924	734.617
Inventories	8	21.973.076	27.287.524
Prepayments		20.917.877	9.823.022
Prepayments to Related Parties	16		2.420.577
Prepayments to Unrelated Parties	9	20.917.877	7.402.445
Current Tax Assets	17	1.137.781	301.178
Other current assets	10	8.604.481	3.436.302
SUB-TOTAL		211.219.291	204.420.228
Total current assets		211.219.291	204.420.228
NON-CURRENT ASSETS			
Financial Investments		10.474	10.474
Trade Receivables		460.162	1.442.872
Trade Receivables Due From Unrelated Parties		460.162	1.442.872
Inventories	8	249.863.603	127.987.084
Investment property	11	1.088.679.000	924.694.000
Property, plant and equipment	12	360.385.286	367.921.086
Intangible assets and goodwill		303.013	307.858
Prepayments		61.302.265	132.809.781
Prepayments to Unrelated Parties	9	61.302.265	132.809.781
Deferred Tax Asset	17	5.542.748	5.211.017
Other Non-current Assets	10	29.873.613	14.276.834
Total non-current assets		1.796.420.164	1.574.661.006
Total assets		2.007.639.455	1.779.081.234
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	3.036.886	47.776
Current Portion of Non-current Borrowings	5	204.144.626	250.221.905
Trade Payables		49.869.900	34.531.948
Trade Payables to Related Parties	16	2.360.042	872.514
Trade Payables to Unrelated Parties	6	47.509.858	33.659.434
Employee Benefit Obligations		2.543.809	1.908.026
Other Payables		44.037.982	19.601.182
Other Payables to Related Parties	16	40.037.420	10.947.354
Other Payables to Unrelated Parties	7	4.000.562	8.653.828
Deferred Income	9	22.279.104	24.462.087
Current provisions		3.690.018	2.366.150
Current provisions for employee benefits		791.980	547.303
Other current provisions		2.898.038	1.818.847
SUB-TOTAL		329.602.325	333.139.074
Total current liabilities		329.602.325	333.139.074
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	279.950.912	246.703.746
Trade Payables		25.448.586	5.093.625
Trade Payables To Unrelated Parties	6	25.448.586	5.093.625
Other Payables		1.144.237	830.410
Other Payables to Unrelated parties	7	1.144.237	830.410
Deferred Income	9	173.735.894	61.668.263
Non-current provisions		1.108.720	592.017
Non-current provisions for employee benefits		1.108.720	592.017
Other non-current liabilities		45.049	45.046
Total non-current liabilities		481.433.398	314.933.107
Total liabilities		811.035.723	648.072.181

EQUITY			
Equity attributable to owners of parent		1.197.158.389	1.131.466.862
Issued capital	14	250.000.000	250.000.000
Treasury Shares (-)	14		-757.677
Share Premium (Discount)	14	146.712.969	146.712.969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		310.942.816	311.153.377
Gains (Losses) on Revaluation and Remeasurement	14	310.942.816	311.153.377
Increases (Decreases) on Revaluation of Property, Plant and Equipment	14	312.337.514	312.337.514
Gains (Losses) on Remeasurements of Defined Benefit Plans	14	-1.394.698	-1.184.137
Restricted Reserves Appropriated From Profits		19.591.496	19.319.877
Prior Years' Profits or Losses		405.016.154	391.010.042
Current Period Net Profit Or Loss		64.894.954	14.028.274
Non-controlling interests		-554.657	-457.809
Total equity		1.196.603.732	1.131.009.053
Total Liabilities and Equity		2.007.639.455	1.779.081.234

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2017 - 30.09.2017	Previous Period 01.01.2016 - 30.09.2016	Current Period 3 Months 01.07.2017 - 30.09.2017	Previous Period 3 Months 01.07.2016 - 30.09.2016
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		114.682.616	86.174.317	65.467.827	32.645.613
Cost of sales		-53.018.763	-57.140.904	-23.471.312	-17.562.885
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		61.663.853	29.033.413	41.996.515	15.082.728
GROSS PROFIT (LOSS)		61.663.853	29.033.413	41.996.515	15.082.728
General Administrative Expenses		-7.087.732	-6.085.223	-2.248.339	-1.891.263
Marketing Expenses		-9.839.191	-7.852.680	-3.790.219	-4.223.945
Other Income from Operating Activities		83.019.608	32.087.803	10.132.845	19.585.481
Other Expenses from Operating Activities		-32.313.774	-24.830.000	-7.713.864	-20.949.668
PROFIT (LOSS) FROM OPERATING ACTIVITIES		95.442.764	22.353.313	38.376.938	7.603.333
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		95.442.764	22.353.313	38.376.938	7.603.333
Finance income		15.977.904	5.807.201	2.076.466	1.788.416
Finance costs		-46.887.799	-22.007.054	-14.094.980	-6.805.044
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		64.532.869	6.153.460	26.358.424	2.586.705
Tax (Expense) Income, Continuing Operations		276.320	2.226.858	-3.269.461	-305.380
Deferred Tax (Expense) Income	17	276.320	2.226.858	-3.269.461	-305.380
PROFIT (LOSS) FROM CONTINUING OPERATIONS		64.809.189	8.380.318	23.088.963	2.281.325
PROFIT (LOSS)		64.809.189	8.380.318	23.088.963	2.281.325
Profit (loss), attributable to [abstract]					
Non-controlling Interests		-85.765	-445.373	990.108	61.076
Owners of Parent		64.894.954	8.825.691	22.098.855	2.220.249
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay Başına Kazanç	15	0,25960000	0,03530000	0,08840000	0,00890000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-221.644	-419.667	17.613	-54.435
Gains (Losses) on Remeasurements of Defined Benefit Plans		-221.644	-419.667	17.613	-54.435
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-221.644	-419.667	17.613	-54.435
TOTAL COMPREHENSIVE INCOME (LOSS)		64.587.545	7.960.651	23.106.576	2.226.890
Total Comprehensive Income Attributable to					
Non-controlling Interests		-96.848	-462.160	990.989	58.898
Owners of Parent		64.684.393	8.422.811	22.115.587	2.167.992

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2017 - 30.09.2017	Previous Period 01.01.2016 - 30.09.2016
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		153.834.322	-5.976.856
Profit (Loss)		64.809.189	8.380.318
Adjustments to Reconcile Profit (Loss)		-3.978.072	31.508.673
Adjustments for depreciation and amortisation expense		9.571.709	9.702.521
Adjustments for provisions		1.846.369	627.311
Adjustments for Interest (Income) Expenses		10.972.223	28.661.978
Adjustments for unrealised foreign exchange losses (gains)		25.975.840	10.303.721
Adjustments for fair value losses (gains)	11	-51.987.263	-15.560.000
Adjustments for Tax (Income) Expenses		-276.320	-2.226.858
Adjustments for losses (gains) on disposal of non-current assets		-80.630	0
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets		-80.630	
Changes in Working Capital		87.090.302	-47.146.286
Adjustments for decrease (increase) in trade accounts receivable		-7.922.136	-1.582.526
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		38.316.399	-19.589.078
Adjustments for decrease (increase) in inventories		-115.773.932	-25.683.351
Adjustments for increase (decrease) in trade accounts payable		35.692.913	-1.939.810
Adjustments for increase (decrease) in other operating payables		26.892.410	1.648.479
Increase (Decrease) in Deferred Income		109.884.648	
Cash Flows from (used in) Operations		147.921.419	-7.257.295
Interest received		7.032.359	1.761.716
Payments Related with Provisions for Employee Benefits		-282.853	-465.252
Income taxes refund (paid)		-836.603	-16.025
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-114.736.310	-5.392.620
Proceeds from sales of property, plant, equipment and intangible assets		1.693.232	0
Proceeds from sales of property, plant and equipment		1.693.232	
Purchase of Property, Plant, Equipment and Intangible Assets		-4.431.805	-1.670.158
Cash Outflows from Acquisition of Investment Property		-111.997.737	-3.722.462
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-52.983.411	11.093.576
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		1.007.134	0
Cash Inflows from Sale of Acquired Entity's Shares		1.007.134	
Proceeds from borrowings		142.221.459	119.403.075
Repayments of borrowings		-175.603.641	-74.618.082
Interest paid		-20.608.363	-33.691.417
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-13.885.399	-275.900
Net increase (decrease) in cash and cash equivalents		-13.885.399	-275.900
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		151.658.652	45.938.559
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	137.773.253	45.662.659

