



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2017 - 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 30.09.2017	Previous Period 31.12.2016
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	119.609.248	147.805.077
Trade Receivables		7.244.100	6.036.262
Trade Receivables Due From Related Parties	15	1.147.936	3.047.287
Trade Receivables Due From Unrelated Parties	5	6.096.164	2.988.975
Other Receivables		559.924	122.224
Other Receivables Due From Unrelated Parties	6	559.924	122.224
Inventories	7	19.855.584	25.841.133
Prepayments		20.284.576	9.227.293
Prepayments to Related Parties	15		2.420.577
Prepayments to Unrelated Parties	8	20.284.576	6.806.716
Current Tax Assets		1.106.069	281.268
Other current assets	9	5.225.738	83.997
SUB-TOTAL		173.885.239	189.397.254
Total current assets		173.885.239	189.397.254
NON-CURRENT ASSETS			
Financial Investments	10	79.985.672	79.985.672
Trade Receivables		460.162	0
Trade Receivables Due From Unrelated Parties	5	460.162	
Inventories	7	249.860.601	127.989.074
Investment property	11	1.434.639.000	1.270.654.000
Property, plant and equipment	12	11.393.038	12.841.710
Intangible assets and goodwill		425.955	269.595
Prepayments		60.867.056	132.439.842
Prepayments to Unrelated Parties	8	60.867.056	132.439.842
Other Non-current Assets	9	29.873.613	14.276.834
Total non-current assets		1.867.505.097	1.638.456.727
Total assets		2.041.390.336	1.827.853.981
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	4	197.689.356	193.421.278
Trade Payables		40.122.037	56.127.684
Trade Payables to Related Parties	15	2.519.707	25.543.468
Trade Payables to Unrelated Parties	5	37.602.330	30.584.216
Employee Benefit Obligations		872.535	737.882
Other Payables		14.367.170	19.374.267
Other Payables to Related Parties	15	10.900.240	10.947.355
Other Payables to Unrelated Parties	6	3.466.930	8.426.912
Deferred Income	8	12.433.875	15.529.326
Current provisions		2.031.697	1.865.238
Current provisions for employee benefits		152.831	87.947
Other current provisions	13	1.878.866	1.777.291
SUB-TOTAL		267.516.670	287.055.675
Total current liabilities		267.516.670	287.055.675
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	279.950.912	246.703.746
Trade Payables		25.380.354	5.093.624
Trade Payables To Unrelated Parties	5	25.380.354	5.093.624
Other Payables		843.915	366.277
Other Payables to Unrelated parties	6	843.915	366.277
Deferred Income	8	173.705.934	61.668.263
Non-current provisions		265.317	253.111
Non-current provisions for employee benefits		265.317	253.111
Total non-current liabilities		480.146.432	314.085.021
Total liabilities		747.663.102	601.140.696
EQUITY			
Equity attributable to owners of parent		1.293.727.234	1.226.713.285
Issued capital	14	250.000.000	250.000.000

Treasury Shares (-)			-757.677
Share Premium (Discount)		146.712.969	146.712.969
Effects of Business Combinations Under Common Control		-119.842.284	-119.842.284
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		245.365.479	245.365.479
Gains (Losses) on Revaluation and Remeasurement		245.365.479	245.365.479
Increases (Decreases) on Revaluation of Property, Plant and Equipment	14	245.365.479	245.365.479
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		71.479.386	71.479.386
Gains (Losses) on Revaluation and Reclassification		71.479.386	71.479.386
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	14	71.479.386	71.479.386
Restricted Reserves Appropriated From Profits		16.570.842	16.299.223
Legal Reserves		16.570.842	16.299.223
Prior Years' Profits or Losses		617.434.027	609.914.817
Current Period Net Profit Or Loss		66.006.815	7.541.372
Total equity		1.293.727.234	1.226.713.285
Total Liabilities and Equity		2.041.390.336	1.827.853.981

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		62.270.466	66.920.525	23.150.811	16.926.929
Cost of sales		-8.955.705	-25.016.404	-3.712.042	-3.874.675
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		53.314.761	41.904.121	19.438.769	13.052.254
GROSS PROFIT (LOSS)		53.314.761	41.904.121	19.438.769	13.052.254
General Administrative Expenses		-5.377.436	-4.657.647	-1.736.670	-1.650.188
Marketing Expenses		-6.298.825	-5.006.826	-2.300.993	-3.401.534
Other Income from Operating Activities		72.826.607	13.954.395	6.034.296	4.838.315
Other Expenses from Operating Activities		-24.609.831	-20.895.849	-5.662.959	-19.973.286
PROFIT (LOSS) FROM OPERATING ACTIVITIES		89.855.276	25.298.194	15.772.443	-7.134.439
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		89.855.276	25.298.194	15.772.443	-7.134.439
Finance income		11.337.775	929.511	1.855.062	210.407
Finance costs		-35.186.236	-13.271.388	-12.077.191	-2.676.779
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		66.006.815	12.956.317	5.550.314	-9.600.811
PROFIT (LOSS) FROM CONTINUING OPERATIONS		66.006.815	12.956.317	5.550.314	-9.600.811
PROFIT (LOSS)		66.006.815	12.956.317	5.550.314	-9.600.811
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		66.006.815	12.956.317	5.550.314	-9.600.811
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</i>		0,26400000	0,05200000	0,02200000	-0,03800000
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)		66.006.815	12.956.317	5.550.314	-9.600.811
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		66.006.815	12.956.317	5.550.314	-9.600.811

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		86.204.969	-3.241.598
Profit (Loss)		66.006.815	12.956.317
Adjustments to Reconcile Profit (Loss)		-16.555.878	35.460.225
Adjustments for depreciation and amortisation expense		1.535.415	2.158.246
Adjustments for provisions		274.225	50.203
Adjustments for Interest (Income) Expenses		8.691.537	28.963.318
Adjustments for unrealised foreign exchange losses (gains)		25.010.838	7.431.153
Adjustments for fair value losses (gains)	11	-51.987.263	-3.142.695
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		30.777.465	-53.290.758
Adjustments for decrease (increase) in trade accounts receivable		-1.668.000	449.632
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		37.833.286	-30.115.815
Adjustments for decrease (increase) in inventories		-115.722.315	-25.416.591
Adjustments for increase (decrease) in trade accounts payable		4.281.083	3.424.320
Adjustments for increase (decrease) in other operating payables		-2.888.809	-1.632.304
Increase (Decrease) in Deferred Income		108.942.220	
Cash Flows from (used in) Operations		80.228.402	-4.874.216
Interest received		6.896.928	1.650.577
Payments Related with Provisions for Employee Benefits		-95.560	-1.991
Income taxes refund (paid)		-824.801	-15.968
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-112.323.873	-11.104.273
Proceeds from sales of property, plant, equipment and intangible assets		1.693.232	
Purchase of Property, Plant, Equipment and Intangible Assets		-2.019.368	-1.393.180
Cash Outflows from Acquisition of Investment Property		-111.997.737	-9.711.093
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		-2.189.788	13.449.722
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		1.007.134	
Proceeds from borrowings		117.705.808	117.211.117
Repayments of borrowings		-102.537.290	-76.036.071
Interest paid		-18.365.440	-27.725.324
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-28.308.692	-896.149
Net increase (decrease) in cash and cash equivalents		-28.308.692	-896.149
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	147.805.077	38.906.279
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	119.496.385	38.010.130

