



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 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 31.03.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	168.166.461	172.203.795
Trade Receivables		19.457.199	15.318.515
Trade Receivables Due From Related Parties	18	5.051	
Trade Receivables Due From Unrelated Parties	6	19.452.148	15.318.515
Other Receivables		1.600.285	2.293.789
Other Receivables Due From Unrelated Parties	7	1.600.285	2.293.789
Derivative Financial Assets		1.299.385	1.507.416
Derivative Financial Assets Held for Hedging		1.299.385	1.507.416
Inventories	8	21.739.104	21.206.886
Prepayments		50.578.274	24.079.746
Prepayments to Unrelated Parties	9	50.578.274	24.079.746
Current Tax Assets		1.633.925	1.420.770
Other current assets	10	3.953.563	4.811.621
SUB-TOTAL		268.428.196	242.842.538
Total current assets		268.428.196	242.842.538
NON-CURRENT ASSETS			
Financial Investments		16.723	10.474
Trade Receivables		1.067.145	914.245
Trade Receivables Due From Unrelated Parties		1.067.145	914.245
Inventories	8	366.004.402	318.647.736
Investment property	11	1.299.280.000	1.299.280.000
Property, plant and equipment	12	444.463.839	446.739.044
Intangible assets and goodwill		19.084.424	18.724.365
Goodwill	13	18.433.792	18.433.792
Other intangible assets		650.632	290.573
Prepayments		25.942.232	31.938.491
Prepayments to Unrelated Parties	9	25.942.232	31.938.491
Deferred Tax Asset		5.321.930	5.439.675
Other Non-current Assets	10	45.217.397	39.177.269
Total non-current assets		2.206.398.092	2.160.871.299
Total assets		2.474.826.288	2.403.713.837
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	46.826.579	44.126.121
Current Portion of Non-current Borrowings	5	351.730.797	241.887.296
Trade Payables		64.656.149	45.013.469
Trade Payables to Related Parties	18	3.900.631	1.220.443
Trade Payables to Unrelated Parties	6	60.755.518	43.793.026
Employee Benefit Obligations	16	2.252.504	1.793.761
Other Payables		22.607.030	51.014.931
Other Payables to Related Parties	18	17.522.280	34.317.800
Other Payables to Unrelated Parties	7	5.084.750	16.697.131
Deferred Income	9	31.876.072	20.031.080
Current provisions		3.567.028	3.466.612
Current provisions for employee benefits	16	667.494	700.519
Other current provisions	14	2.899.534	2.766.093
SUB-TOTAL		523.516.159	407.333.270
Total current liabilities		523.516.159	407.333.270
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	198.199.426	249.189.334
Trade Payables		19.928.630	23.259.439
Trade Payables To Unrelated Parties	6	19.928.630	23.259.439
Other Payables		548.333	1.012.947
Other Payables to Unrelated parties	7	548.333	1.012.947
Deferred Income	9	275.767.656	242.195.670
Non-current provisions		1.399.094	1.129.976
Non-current provisions for employee benefits	16	1.399.094	1.129.976

Other non-current liabilities		20.486	20.481
Total non-current liabilities		495.863.625	516.807.847
Total liabilities		1.019.379.784	924.141.117
EQUITY			
Equity attributable to owners of parent		1.457.042.189	1.480.442.978
Issued capital	15	250.000.000	250.000.000
Share Premium (Discount)	15	146.712.969	146.712.969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		399.842.180	399.902.887
Gains (Losses) on Revaluation and Remeasurement		399.842.180	399.902.887
Increases (Decreases) on Revaluation of Property, Plant and Equipment	15	401.122.514	401.122.514
Gains (Losses) on Remeasurements of Defined Benefit Plans	15	-1.280.334	-1.219.627
Restricted Reserves Appropriated From Profits		19.591.496	19.591.496
Prior Years' Profits or Losses		664.235.626	404.843.189
Current Period Net Profit Or Loss		-23.340.082	259.392.437
Non-controlling interests		-1.595.685	-870.258
Total equity		1.455.446.504	1.479.572.720
Total Liabilities and Equity		2.474.826.288	2.403.713.837

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue		16.892.902	15.940.539
Cost of sales		-14.609.051	-8.663.304
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		2.283.851	7.277.235
GROSS PROFIT (LOSS)		2.283.851	7.277.235
General Administrative Expenses		-2.710.816	-2.889.683
Marketing Expenses		-5.319.024	-2.060.612
Other Income from Operating Activities		15.365.640	68.541.488
Other Expenses from Operating Activities		-8.595.286	-15.561.777
PROFIT (LOSS) FROM OPERATING ACTIVITIES		1.024.365	55.306.651
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		1.024.365	55.306.651
Finance income		1.636.423	7.458.384
Finance costs		-26.620.695	-26.233.364
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-23.959.907	36.531.671
Tax (Expense) Income, Continuing Operations		-101.555	2.378.825
Deferred Tax (Expense) Income		-101.555	2.378.825
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-24.061.462	38.910.496
PROFIT (LOSS)		-24.061.462	38.910.496
Profit (loss), attributable to [abstract]			
Non-controlling Interests		-721.380	-968.437
Owners of Parent		-23.340.082	39.878.933
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>	16	-0,09300000	0,15950000
Diluted Earnings Per Share			
OTHER COMPREHENSIVE INCOME			
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-64.754	-140.431
Gains (Losses) on Remeasurements of Defined Benefit Plans		-80.942	-175.539
Taxes Relating To Components Of Other Comprehensive Income That Will Not Be Reclassified To Profit Or Loss		16.188	35.108
Taxes Relating to Remeasurements of Defined Benefit Plans		16.188	35.108
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0	
OTHER COMPREHENSIVE INCOME (LOSS)		-64.754	-140.431
TOTAL COMPREHENSIVE INCOME (LOSS)		-24.126.216	38.770.065
Total Comprehensive Income Attributable to			
Non-controlling Interests		-725.427	-975.459
Owners of Parent		-23.400.789	39.745.524

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 31.03.2018	Previous Period 01.01.2017 - 31.03.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		-27.662.738	59.441.857
Profit (Loss)		-24.061.462	38.910.496
Adjustments to Reconcile Profit (Loss)		40.416.165	-58.139.025
Adjustments for depreciation and amortisation expense		3.705.590	3.341.424
Adjustments for Impairment Loss (Reversal of Impairment Loss)		-69.809	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		-69.809	
Adjustments for provisions		306.462	686.397
Adjustments for Interest (Income) Expenses		11.069.683	8.392.056
Adjustments for unrealised foreign exchange losses (gains)		25.094.653	-16.531.519
Adjustments for fair value losses (gains)		208.031	-51.613.450
Adjustments for Fair Value Losses (Gains) of Investment Property			-51.613.450
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		208.031	
Adjustments for Tax (Income) Expenses		101.555	-2.413.933
Adjustments for losses (gains) on disposal of non-current assets		0	0
Changes in Working Capital		-43.786.417	78.670.386
Adjustments for decrease (increase) in trade accounts receivable		-4.221.775	-9.073.697
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-24.990.835	-14.433.428
Adjustments for decrease (increase) in inventories		-47.888.884	-24.097.421
Adjustments for increase (decrease) in trade accounts payable		16.311.871	32.676.171
Adjustments for increase (decrease) in other operating payables		-28.413.772	-16.608.664
Increase (Decrease) in Deferred Income		45.416.978	110.207.425
Cash Flows from (used in) Operations		-27.431.714	59.441.857
Payments Related with Provisions for Employee Benefits		-17.869	
Income taxes refund (paid)		-213.155	
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		-313.344	-111.473.504
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-6.249	
Purchase of Property, Plant, Equipment and Intangible Assets		-1.790.443	-1.296.112
Cash Outflows from Acquisition of Investment Property			-112.371.550
Interest received		1.483.348	2.194.158
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		23.938.748	40.018.255
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	0
Proceeds from borrowings		85.517.725	80.415.569
Repayments of borrowings		-7.574.536	-29.811.100
Interest paid		-54.004.441	-10.586.214
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		-4.037.334	-12.013.392
Net increase (decrease) in cash and cash equivalents		-4.037.334	-12.013.392
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	4	172.203.795	152.215.137
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	168.166.461	140.201.745



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	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	250.000.000	-757.677	146.712.969	312.337.514	-1.184.137			19.319.977	891.010.042	14.028.274	1.131.466.862	-457.809	1.131.009.053	
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									14.028.274	-14.028.274				
Total Comprehensive Income (Loss)													0	
Profit (loss)											39.878.933	39.878.933	-968.437	38.910.496
Other Comprehensive Income (Loss)					-133.409						-133.409	-7.022	-140.431	
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													0	
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														
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	250.000.000	-757.677	146.712.969	312.337.514	1.317.546			19.319.977	405.038.316	39.878.933	1.171.212.396	-1.433.268	1.169.779.118	
Statement of changes in equity (abstract)														
Statement of changes in equity (line items)														
Equity at beginning of period	250.000.000		146.712.969	401.122.514	1.219.627			19.591.496	404.843.189	259.392.437	1.480.442.978	-870.258	1.479.572.720	
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									259.392.437	-259.392.437				
Total Comprehensive Income (Loss)														
Profit (loss)											-23.340.082	-23.340.082	-721.380	-24.061.462
Other Comprehensive Income (Loss)					-60.707						-60.707	-4.047	-64.754	
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
01.01.2017 - 31.03.2017

