



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	617.174.988	172.203.795
Trade Receivables		24.636.480	15.318.515
Trade Receivables Due From Related Parties	20	138.467	
Trade Receivables Due From Unrelated Parties	6	24.498.013	15.318.515
Other Receivables		1.471.474	2.293.789
Other Receivables Due From Unrelated Parties	7	1.471.474	2.293.789
Derivative Financial Assets		9.915.843	1.507.416
Derivative Financial Assets Held for Hedging		9.915.843	1.507.416
Inventories	8	16.720.829	21.206.886
Prepayments		70.324.846	24.079.746
Prepayments to Related Parties		3.709.998	
Prepayments to Unrelated Parties	9	66.614.848	24.079.746
Current Tax Assets		863.827	1.420.770
Other current assets	10	484.452	4.811.621
SUB-TOTAL		741.592.739	242.842.538
Total current assets		741.592.739	242.842.538
NON-CURRENT ASSETS			
Financial Investments	11	16.723	10.474
Trade Receivables		1.067.145	914.245
Trade Receivables Due From Unrelated Parties		1.067.145	914.245
Inventories	8	472.271.627	318.647.736
Investment property	12	1.319.980.000	1.299.280.000
Property, plant and equipment	13	435.907.793	446.739.044
Intangible assets and goodwill		21.047.982	18.724.365
Goodwill	14	18.433.792	18.433.792
Other intangible assets		2.614.190	290.573
Prepayments		1.270.364	31.938.491
Prepayments to Unrelated Parties	9	1.270.364	31.938.491
Deferred Tax Asset	19	5.595.899	5.439.675
Other Non-current Assets	10	62.299.311	39.177.269
Total non-current assets		2.319.456.844	2.160.871.299
Total assets		3.061.049.583	2.403.713.837
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	123.085.706	44.126.121
Current Portion of Non-current Borrowings	5	588.082.896	241.887.296
Trade Payables		78.449.615	45.013.469
Trade Payables to Related Parties	20	7.842.378	1.220.443
Trade Payables to Unrelated Parties	6	70.607.237	43.793.026
Employee Benefit Obligations	17	3.153.990	1.793.761
Other Payables		220.160.283	51.014.931
Other Payables to Related Parties	20	200.628.944	34.317.800
Other Payables to Unrelated Parties	7	19.531.339	16.697.131
Deferred Income	9	10.453.135	20.031.080
Current provisions		4.109.577	3.466.612
Current provisions for employee benefits	17	1.050.449	700.519
Other current provisions		3.059.128	2.766.093
SUB-TOTAL		1.027.495.202	407.333.270
Total current liabilities		1.027.495.202	407.333.270
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	232.272.346	249.189.334
Trade Payables		11.541.478	23.259.439
Trade Payables To Unrelated Parties	6	11.541.478	23.259.439
Other Payables		540.812	1.012.947
Other Payables to Unrelated parties	7	540.812	1.012.947
Deferred Income	9	338.984.904	242.195.670
Non-current provisions		1.902.677	1.129.976

Non-current provisions for employee benefits	17	1.902.677	1.129.976
Other non-current liabilities		20.486	20.481
Total non-current liabilities		585.262.703	516.807.847
Total liabilities		1.612.757.905	924.141.117
EQUITY			
Equity attributable to owners of parent		1.448.388.708	1.480.442.978
Issued capital	16	250.000.000	250.000.000
Share Premium (Discount)	16	146.712.969	146.712.969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		399.750.860	399.902.887
Gains (Losses) on Revaluation and Remeasurement		399.750.860	399.902.887
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	401.122.514	401.122.514
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-1.371.654	-1.219.627
Restricted Reserves Appropriated From Profits		23.485.420	19.591.496
Prior Years' Profits or Losses		660.341.702	404.843.189
Current Period Net Profit Or Loss		-31.902.243	259.392.437
Non-controlling interests		-97.030	-870.258
Total equity		1.448.291.678	1.479.572.720
Total Liabilities and Equity		3.061.049.583	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 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017	Current Period 3 Months 01.07.2018 - 30.09.2018	Previous Period 3 Months 01.07.2017 - 30.09.2017
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue		178.698.574	114.682.616	109.065.294	65.467.827
Cost of sales		-82.899.775	-53.018.763	-37.603.183	-23.471.312
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		95.798.799	61.663.853	71.462.111	41.996.515
GROSS PROFIT (LOSS)		95.798.799	61.663.853	71.462.111	41.996.515
General Administrative Expenses		-8.602.842	-7.087.732	-3.150.151	-2.248.339
Marketing Expenses		-16.601.149	-9.839.191	-5.418.178	-3.790.219
Other Income from Operating Activities		237.356.144	83.019.608	153.266.921	10.132.845
Other Expenses from Operating Activities		-129.324.704	-32.313.774	-93.736.557	-7.713.864
PROFIT (LOSS) FROM OPERATING ACTIVITIES		178.626.248	95.442.764	122.424.146	38.376.938
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		178.626.248	95.442.764	122.424.146	38.376.938
Finance income		23.210.540	15.977.904	10.870.041	2.076.466
Finance costs		-233.074.021	-46.887.799	-165.014.355	-14.094.980
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-31.237.233	64.532.869	-31.720.168	26.358.424
Tax (Expense) Income, Continuing Operations		116.219	276.320	98.190	-3.269.461
Deferred Tax (Expense) Income	19	116.219	276.320	98.190	-3.269.461
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-31.121.014	64.809.189	-31.621.978	23.088.963
PROFIT (LOSS)		-31.121.014	64.809.189	-31.621.978	23.088.963
Profit (loss), attributable to [abstract]					
Non-controlling Interests		781.229	-85.765	1.514.142	990.108
Owners of Parent		-31.902.243	64.894.954	-33.136.120	22.098.855
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
Pay başına (kayıp)/kazanç	18	-0,12800000	0,25960000	-0,13300000	0,08840000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-96.017	-221.644	28.582	17.613
Gains (Losses) on Remeasurements of Defined Benefit Plans		-96.017	-221.644	28.582	17.613
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-96.017	-221.644	28.582	17.613
TOTAL COMPREHENSIVE INCOME (LOSS)		-31.217.031	64.587.545	-31.593.396	23.106.576
Total Comprehensive Income Attributable to					
Non-controlling Interests		773.228	-96.848	1.499.911	990.989
Owners of Parent		-31.990.259	64.684.393	-33.093.307	22.115.587

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2018 - 30.09.2018	Previous Period 01.01.2017 - 30.09.2017
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		253.830.796	146.801.963
Profit (Loss)		-31.121.014	64.809.189
Adjustments to Reconcile Profit (Loss)		209.485.284	-3.978.072
Adjustments for depreciation and amortisation expense		12.166.886	9.571.709
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.276.707	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		1.276.707	
Adjustments for provisions		1.255.638	1.846.369
Adjustments for Interest (Income) Expenses		11.099.553	10.972.223
Adjustments for unrealised foreign exchange losses (gains)		212.951.152	25.975.840
Adjustments for fair value losses (gains)		-29.108.427	-51.987.263
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		-8.408.427	
Other Adjustments for Fair Value Losses (Gains)	11	-20.700.000	-51.987.263
Adjustments for Tax (Income) Expenses		-156.225	-276.320
Adjustments for losses (gains) on disposal of non-current assets		0	-80.630
Adjustments for Losses (Gains) Arised From Sale of Tangible Assets			-80.630
Changes in Working Capital		74.909.583	87.090.302
Adjustments for decrease (increase) in trade accounts receivable		-10.747.572	-7.922.136
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-44.167.931	38.316.399
Adjustments for decrease (increase) in inventories		-149.137.834	-115.773.932
Adjustments for increase (decrease) in trade accounts payable		21.718.185	35.692.913
Adjustments for increase (decrease) in other operating payables		170.033.446	26.892.410
Increase (Decrease) in Deferred Income		87.211.289	109.884.648
Cash Flows from (used in) Operations		253.273.853	147.921.419
Payments Related with Provisions for Employee Benefits			-282.853
Income taxes refund (paid)		556.943	-836.603
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		2.339.211	-107.703.951
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-6.249	0
Proceeds from sales of property, plant, equipment and intangible assets		752.445	1.693.232
Purchase of Property, Plant, Equipment and Intangible Assets		-4.411.697	-4.431.805
Cash Outflows from Acquisition of Investment Property		0	-111.997.737
Interest received		6.004.712	7.032.359
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		188.609.291	-52.983.411
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments		0	1.007.134
Cash Inflows from Sale of Acquired Entity's Shares			1.007.134
Proceeds from borrowings		383.045.963	142.221.459
Repayments of borrowings		-177.140.511	-175.603.641
Interest paid		-17.296.161	-20.608.363
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		444.779.298	-13.885.399
Net increase (decrease) in cash and cash equivalents		444.779.298	-13.885.399
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		172.203.795	151.658.652
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	4	616.983.093	137.773.253



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							271.619	13.756.655	-14.028.274			
Total Comprehensive Income (Loss)												
Profit (loss)										64.894.954	64.894.954	-85.765
Other Comprehensive Income (Loss)					-210.561					-210.561	-11.083	-221.644
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		757.677						249.457		1.007.134		1.007.134
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	0	146.712.969	312.337.514	-1.394.696		19.591.406	405.016.154	64.894.954	1.197.158.389	-554.657	1.196.603.732
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		19.591.406	404.843.189	259.392.437	1.480.442.978	-470.258	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							3.893.924	255.498.513	-259.392.437			
Total Comprehensive Income (Loss)												
Profit (loss)										-31.902.243	-31.902.243	781.229
Other Comprehensive Income (Loss)					-152.027					-152.027	-8.001	-160.028
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 - 30.09.2017

