



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2018 - 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 30.09.2018	Previous Period 31.12.2017
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	484.090.533	160.861.434
Trade Receivables		14.381.714	8.011.717
Trade Receivables Due From Related Parties	16	4.672.976	18.989
Trade Receivables Due From Unrelated Parties	5	9.708.738	7.992.728
Other Receivables		751.146	1.680.246
Other Receivables Due From Unrelated Parties	6	751.146	1.680.246
Derivative Financial Assets		9.915.843	1.507.416
Derivative Financial Assets Held for Hedging		9.915.843	1.507.416
Inventories	7	14.941.562	19.265.106
Prepayments		65.591.882	22.598.112
Prepayments to Unrelated Parties	8	65.591.882	22.598.112
Current Tax Assets		775.758	1.378.265
Other current assets	9	17.807	2.213.452
SUB-TOTAL		590.466.245	217.515.748
Total current assets		590.466.245	217.515.748
NON-CURRENT ASSETS			
Financial Investments	10	152.738.035	152.731.788
Trade Receivables		1.067.145	914.245
Trade Receivables Due From Unrelated Parties		1.067.145	914.245
Inventories	7	472.269.151	318.646.788
Investment property	11	1.754.725.000	1.734.025.000
Property, plant and equipment	12	11.438.435	11.435.277
Intangible assets and goodwill		18.475.093	18.849.182
Goodwill	14	18.433.792	18.433.792
Other intangible assets		41.301	415.390
Prepayments		831.373	31.779.042
Prepayments to Unrelated Parties	8	831.373	31.779.042
Other Non-current Assets	9	62.299.326	39.177.268
Total non-current assets		2.473.843.558	2.307.558.590
Total assets		3.064.309.803	2.525.074.338
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Portion of Non-current Borrowings	4	602.921.218	244.654.839
Trade Payables		57.725.211	39.520.014
Trade Payables to Related Parties	16	7.715.154	967.215
Trade Payables to Unrelated Parties	5	50.010.057	38.552.799
Employee Benefit Obligations		1.306.309	974.402
Other Payables		184.338.534	50.658.256
Other Payables to Related Parties	16	165.333.732	34.317.800
Other Payables to Unrelated Parties	6	19.004.802	16.340.456
Deferred Income	8	11.999.608	13.207.127
Current provisions		2.507.774	2.157.349
Current provisions for employee benefits		288.784	160.156
Other current provisions	13	2.218.990	1.997.193
SUB-TOTAL		860.798.654	351.171.987
Total current liabilities		860.798.654	351.171.987
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	231.812.044	249.189.334
Trade Payables		11.541.479	23.259.439
Trade Payables To Unrelated Parties	5	11.541.479	23.259.439
Other Payables		404.302	876.437
Other Payables to Unrelated parties	6	404.302	876.437
Deferred Income	8	338.981.632	242.195.668
Non-current provisions		397.450	307.936
Non-current provisions for employee benefits		397.450	307.936
Total non-current liabilities		583.136.907	515.828.814
Total liabilities		1.443.935.561	867.000.801

EQUITY			
Equity attributable to owners of parent		1.620.374.242	1.658.073.537
Issued capital	15	250.000.000	250.000.000
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	15	245.365.479	245.365.479
Other Accumulated Comprehensive Income (Loss) that will be Reclassified in Profit or Loss		144.141.314	144.141.314
Gains (Losses) on Revaluation and Reclassification		144.141.314	144.141.314
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets	15	144.141.314	144.141.314
Restricted Reserves Appropriated From Profits		20.464.765	16.570.842
Legal Reserves		20.464.765	16.570.842
Prior Years' Profits or Losses		971.231.294	617.342.750
Current Period Net Profit Or Loss		-37.699.295	357.782.467
Total equity		1.620.374.242	1.658.073.537
Total Liabilities and Equity		3.064.309.803	2.525.074.338

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		83.113.860	62.270.466	37.483.717	23.150.811
Cost of sales		-16.771.978	-8.955.705	-5.010.358	-3.712.042
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		66.341.882	53.314.761	32.473.359	19.438.769
GROSS PROFIT (LOSS)		66.341.882	53.314.761	32.473.359	19.438.769
General Administrative Expenses		-7.233.934	-5.377.436	-2.754.317	-1.736.670
Marketing Expenses		-9.632.614	-6.298.825	-2.049.692	-2.300.993
Other Income from Operating Activities		199.752.818	72.826.607	122.287.295	6.034.296
Other Expenses from Operating Activities		-110.492.131	-24.609.831	-80.055.968	-5.662.959
PROFIT (LOSS) FROM OPERATING ACTIVITIES		138.736.021	89.855.276	69.900.677	15.772.443
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		138.736.021	89.855.276	69.900.677	15.772.443
Finance income		13.854.972	11.337.775	1.957.071	1.855.062
Finance costs		-190.290.288	-35.186.236	-132.036.942	-12.077.191
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-37.699.295	66.006.815	-60.179.194	5.550.314
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-37.699.295	66.006.815	-60.179.194	5.550.314
PROFIT (LOSS)		-37.699.295	66.006.815	-60.179.194	5.550.314
Profit (loss), attributable to [abstract]					
Non-controlling Interests		0			
Owners of Parent		-37.699.295	66.006.815	-60.179.194	5.550.314
Earnings per share [abstract]					
Earnings per share [line items]					
Basic earnings per share					
Basic Earnings (Loss) Per Share from Continuing Operations					
<i>Pay başına (kayıp)/kazanç</i>		-0,15100000	0,26400000	-0,24100000	0,02200000
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)		-37.699.295	66.006.815	-60.179.194	5.550.314
Total Comprehensive Income Attributable to					
Non-controlling Interests		0			
Owners of Parent		-37.699.295	66.006.815	-60.179.194	5.550.314

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	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		172.275.185	79.308.041
Profit (Loss)		-37.699.295	66.006.815
Profit (Loss) from Continuing Operations		-37.699.295	66.006.815
Adjustments to Reconcile Profit (Loss)		162.811.092	-16.555.878
Adjustments for depreciation and amortisation expense		1.578.321	1.535.415
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.179.721	0
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		1.179.721	
Adjustments for provisions		439.939	274.225
Adjustments for Interest (Income) Expenses		11.951.287	8.691.537
Adjustments for unrealised foreign exchange losses (gains)		176.770.251	25.010.838
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 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		46.560.881	30.777.465
Adjustments for decrease (increase) in trade accounts receivable		-7.702.618	-1.668.000
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-32.043.414	37.833.286
Adjustments for decrease (increase) in inventories		-149.298.819	-115.722.315
Adjustments for increase (decrease) in trade accounts payable		6.487.237	4.281.083
Adjustments for increase (decrease) in other operating payables		133.540.050	-2.888.809
Increase (Decrease) in Deferred Income		95.578.445	108.942.220
Cash Flows from (used in) Operations		171.672.678	80.228.402
Payments Related with Provisions for Employee Benefits		0	-95.560
Income taxes refund (paid)		602.507	-824.801
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		3.939.343	-105.426.945
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures		-6.247	0
Proceeds from sales of property, plant, equipment and intangible assets		752.445	1.693.232
Purchase of Property, Plant, Equipment and Intangible Assets		-1.959.834	-2.019.368
Cash Outflows from Acquisition of Investment Property		0	-111.997.737
Interest received		5.152.979	6.896.928
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		146.822.676	-2.189.788
Cash Inflows from Sale of Acquired Entity's Shares or Other Equity Instruments			1.007.134
Proceeds from borrowings		333.293.219	117.705.808
Repayments of borrowings		-169.174.382	-102.537.290
Interest paid		-17.296.161	-18.365.440
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		323.037.204	-28.308.692
Net increase (decrease) in cash and cash equivalents		323.037.204	-28.308.692
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	160.861.434	147.805.077
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	483.898.638	119.496.385



Statement of changes in equity [abstract]

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

Footnote Reference	Equity												
	Equity attributable to owners of parent (member)										Non-controlling interests (member)		
	Issued Capital	Treasury Shares	Share premiums or discounts	Effects of Combinations of Entities or Businesses Under Common Control	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			Retained Earnings			
					Gains/Losses on Revaluation and Remeasurement (member)	Increases (Decreases) on Revaluation of Property, Plant and Equipment	Reserve Of Gains or Losses on Hedge	Gains (Losses) on Revaluation and Reclassification	Restricted Reserves Appropriated From Profits (member)	Prior Years' Profits or Losses		Net Profit or Loss	
Gains (Losses) on Remeasuring and/or Reclassification of Available-for-sale Financial Assets													
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	-119.842.284	245.365.479		71.479.386		16.299.223	609.914.817	7.541.372	1.226.713.285	1.226.713.285
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	7.269.753	-7.541.372		
Total Comprehensive Income (Loss)											66.006.815	66.006.815	66.006.815
Profit (loss)													
Other Comprehensive Income (Loss)													
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	-119.842.284	245.365.479		71.479.386		16.570.842	617.434.027	66.006.815	1.293.727.234	1.293.727.234
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	250.000.000		146.712.969	-119.842.284	245.365.479		144.141.314		16.570.842	617.342.750	357.782.467	1.658.073.537	1.658.073.537
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									3.893.923	353.888.544	-357.782.467		
Total Comprehensive Income (Loss)											-37.699.295	-37.699.295	-37.699.295
Profit (loss)													
Other Comprehensive Income (Loss)													
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

Current Period

01.01.2018 - 30.09.2018

Decrease through Other Distributions to Owners
 Increase (Decrease) through Treasury Share Transactions
 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

250.000.000

146.712.969

-119.842.284

245.365.479

144.141.314

20.464.765

971.231.294

-37.699.295

1.620.374.242

1.620.374.242

Equity at end of period