



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Unconsolidated
2019 - 1. 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 31.03.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	3	612.640.949	576.148.020
Trade Receivables		10.215.481	14.939.548
Trade Receivables Due From Related Parties	16	113.236	224.193
Trade Receivables Due From Unrelated Parties	5	10.102.245	14.715.355
Other Receivables		876.576	1.173.522
Other Receivables Due From Unrelated Parties	6	876.576	1.173.522
Inventories	7	13.905.086	13.905.086
Prepayments		94.668.966	71.298.758
Prepayments to Unrelated Parties	8	94.668.966	71.298.758
Current Tax Assets		2.158.830	1.943.606
Other current assets	9	1.481.308	1.803
SUB-TOTAL		735.947.196	679.410.343
Total current assets		735.947.196	679.410.343
NON-CURRENT ASSETS			
Financial Investments	10	153.142.049	153.142.049
Trade Receivables		1.087.425	1.087.425
Trade Receivables Due From Unrelated Parties		1.087.425	1.087.425
Inventories	7	688.419.913	562.615.266
Investment property	11	2.142.128.000	2.142.128.000
Property, plant and equipment	12	18.134.233	17.983.330
Intangible assets and goodwill		27.976.408	27.825.902
Goodwill	14	18.433.792	18.433.792
Other intangible assets		9.542.616	9.392.110
Prepayments		343.983	629.815
Prepayments to Unrelated Parties	8	343.983	629.815
Other Non-current Assets	9	71.580.186	69.294.135
Total non-current assets		3.102.812.197	2.974.705.922
Total assets		3.838.759.393	3.654.116.265
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	4	85.753.400	
Current Portion of Non-current Borrowings	4	607.714.488	604.235.007
Trade Payables		58.852.496	44.096.602
Trade Payables to Unrelated Parties	5	58.852.496	44.096.602
Employee Benefit Obligations		1.213.075	1.213.928
Other Payables		206.197.491	197.712.960
Other Payables to Related Parties	16	184.819.151	176.912.998
Other Payables to Unrelated Parties	6	21.378.340	20.799.962
Derivative Financial Liabilities		1.897.460	5.642.303
Derivative Financial Liabilities Held for Hedging		1.897.460	5.642.303
Deferred Income Other Than Contract Liabilities	8	29.118.775	37.783.834
Current provisions		2.539.090	2.491.802
Current provisions for employee benefits		320.100	272.812
Other current provisions	13	2.218.990	2.218.990
Other Current Liabilities		23.531	
SUB-TOTAL		993.309.806	893.176.436
Total current liabilities		993.309.806	893.176.436
NON-CURRENT LIABILITIES			
Long Term Borrowings	4	207.544.347	213.361.328
Trade Payables		69.790.338	27.696.582
Trade Payables To Unrelated Parties	5	69.790.338	27.696.582
Other Payables		387.911	371.262
Other Payables to Unrelated parties	6	387.911	371.262
Deferred Income Other Than Contract Liabilities	8	518.966.800	468.738.586
Non-current provisions		673.396	436.049
Non-current provisions for employee benefits		673.396	436.049
Total non-current liabilities		797.362.792	710.603.807

Total liabilities		1.790.672.598	1.603.780.243
EQUITY			
Equity attributable to owners of parent		2.048.086.795	2.050.336.022
Issued capital	15	250.000.000	250.000.000
Share Premium (Discount)	15	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		144.141.314	144.141.314
Restricted Reserves Appropriated From Profits		20.464.765	20.464.765
Prior Years' Profits or Losses		1.363.493.779	971.231.294
Current Period Net Profit Or Loss		-2.249.227	392.262.485
Total equity		2.048.086.795	2.050.336.022
Total Liabilities and Equity		3.838.759.393	3.654.116.265

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of Profit or Loss and Other Comprehensive Income			
PROFIT (LOSS)			
Revenue	17	23.995.689	17.831.435
Cost of sales	17	-2.123.447	-3.527.468
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		21.872.242	14.303.967
GROSS PROFIT (LOSS)		21.872.242	14.303.967
General Administrative Expenses	19	-3.630.291	-2.067.407
Marketing Expenses	18	-3.881.789	-3.801.841
Other Income from Operating Activities	20	26.060.818	14.381.505
Other Expenses from Operating Activities	20	-13.443.034	-7.528.267
PROFIT (LOSS) FROM OPERATING ACTIVITIES		26.977.946	15.287.957
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		26.977.946	15.287.957
Finance income	21	6.305.192	1.478.857
Finance costs	21	-35.532.365	-23.403.191
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		-2.249.227	-6.636.377
PROFIT (LOSS) FROM CONTINUING OPERATIONS		-2.249.227	-6.636.377
PROFIT (LOSS)		-2.249.227	-6.636.377
Profit (loss), attributable to [abstract]			
Non-controlling Interests		0	
Owners of Parent		-2.249.227	-6.636.377
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/ (Kayıp)</i>		-0,00900000	-0,02700000
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	0
Gains (Losses) on Remeasuring or Reclassification Adjustments on Available-for-sale Financial Assets		0	0
OTHER COMPREHENSIVE INCOME (LOSS)		0	0
TOTAL COMPREHENSIVE INCOME (LOSS)		-2.249.227	-6.636.377
Total Comprehensive Income Attributable to			
Non-controlling Interests		0	
Owners of Parent		-2.249.227	-6.636.377

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Unconsolidated

	Footnote Reference	Current Period 01.01.2019 - 31.03.2019	Previous Period 01.01.2018 - 31.03.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		3.829.310	-24.925.105
Profit (Loss)		-2.249.227	-6.636.377
Profit (Loss) from Continuing Operations		-2.249.227	-6.636.377
Adjustments to Reconcile Profit (Loss)		48.170.385	34.028.855
Adjustments for depreciation and amortisation expense		1.220.157	557.816
Adjustments for Impairment Loss (Reversal of Impairment Loss)		1.179.721	59.180
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables		1.179.721	59.180
Adjustments for provisions		284.635	220.787
Adjustments for Interest (Income) Expenses		24.262.955	10.942.557
Adjustments for unrealised foreign exchange losses (gains)		24.967.760	22.040.484
Adjustments for fair value losses (gains)		-3.744.843	208.031
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments		-3.744.843	208.031
Changes in Working Capital		-41.876.624	-52.066.134
Adjustments for decrease (increase) in trade accounts receivable		3.544.346	260.791
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-26.552.986	-24.433.149
Adjustments for decrease (increase) in inventories		-125.804.647	-47.357.524
Adjustments for increase (decrease) in trade accounts payable		56.849.650	14.879.723
Adjustments for increase (decrease) in other operating payables		8.523.858	-28.721.785
Increase (Decrease) in Deferred Income Other Than Contract Liabilities		41.563.155	33.305.810
Cash Flows from (used in) Operations		4.044.534	-24.673.656
Income taxes refund (paid)		-215.224	-251.449
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES		1.043.870	1.319.350
Proceeds from sales of property, plant, equipment and intangible assets		109.823	0
Purchase of Property, Plant, Equipment and Intangible Assets		-1.631.389	-133.707
Cash Outflows from Acquisition of Investment Property		0	-6.247
Interest received		2.565.436	1.459.304
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES		31.619.749	24.301.557
Proceeds from borrowings		205.977.117	84.796.306
Repayments of borrowings		-150.873.990	-53.071.383
Interest paid		-23.483.378	-7.423.366
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES		36.492.929	695.802
Net increase (decrease) in cash and cash equivalents		36.492.929	695.802
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	3	576.148.020	160.861.434
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	3	612.640.949	161.557.236



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		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										357.782.467	-357.782.467		
Total Comprehensive Income (Loss)												-6.636.377	-6.636.377
Profit (loss)												-6.636.377	-6.636.377
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													0
Increase (Decrease) through Share-Based Payment Transactions													0
Acquisition or Disposal of a Subsidiary													0
Increase (decrease) through changes in ownership interests in subsidiaries that do not result in loss of control, equity													0
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			144.141.314	16.570.842	975.125.217	-6.636.377	1.651.437.160	1.651.437.160
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	20.464.785	971.231.294	392.262.485	2.050.336.022	2.050.336.022
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										392.262.485	-392.262.485		
Total Comprehensive Income (Loss)												-2.249.227	-2.249.227
Profit (loss)												-2.249.227	-2.249.227
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
01.01.2018 - 31.03.2018

