



KAMUYU AYDINLATMA PLATFORMU

ÖZAK GAYRİMENKUL YATIRIM ORTAKLIĞI A.Ş.
Financial Report
Consolidated
2019 - 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 30.09.2019	Previous Period 31.12.2018
Statement of Financial Position (Balance Sheet)			
Assets [abstract]			
CURRENT ASSETS			
Cash and cash equivalents	4	594.919.616	635.172.561
Trade Receivables		55.526.056	20.756.282
Trade Receivables Due From Related Parties	24	240.226	224.193
Trade Receivables Due From Unrelated Parties	6	55.285.830	20.532.089
Other Receivables		25.506.893	4.013.187
Other Receivables Due From Related Parties	7	21.642.600	
Other Receivables Due From Unrelated Parties	7	3.864.293	4.013.187
Derivative Financial Assets		0	0
Derivative Financial Assets Held for Hedging		0	
Inventories	8	730.693.122	15.637.828
Prepayments		133.912.030	73.726.931
Prepayments to Related Parties			766.142
Prepayments to Unrelated Parties	9	133.912.030	72.960.789
Current Tax Assets	23	804.415	2.124.025
Other current assets	10	3.074.631	2.013.567
SUB-TOTAL		1.544.436.763	753.444.381
Total current assets		1.544.436.763	753.444.381
NON-CURRENT ASSETS			
Financial Investments		420.735	420.735
Trade Receivables		255.004	1.087.425
Trade Receivables Due From Unrelated Parties		255.004	1.087.425
Inventories	8	0	562.615.968
Investment property	12	1.562.278.000	1.562.278.000
Property, plant and equipment	13	657.461.048	588.276.556
Intangible assets and goodwill		31.056.807	28.546.081
Goodwill	14	18.433.792	18.433.792
Other intangible assets		12.623.015	10.112.289
Prepayments		302.524	629.815
Prepayments to Unrelated Parties	9	302.524	629.815
Deferred Tax Asset	23	5.926.956	5.705.796
Other Non-current Assets	10	98.086.148	69.294.124
Total non-current assets		2.355.787.222	2.818.854.500
Total assets		3.900.223.985	3.572.298.881
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Current Borrowings	5	297.041.508	97.367.583
Current Portion of Non-current Borrowings	5	344.980.823	600.664.216
Trade Payables		130.735.523	49.626.846
Trade Payables to Related Parties	6	0	
Trade Payables to Unrelated Parties	6	130.735.523	49.626.846
Employee Benefit Obligations	16	4.022.401	2.247.343
Other Payables		324.182.325	228.823.577
Other Payables to Related Parties	24	295.561.252	207.529.636
Other Payables to Unrelated Parties	7	28.621.073	21.293.941
Contract Liabilities		187.419.521	13.338.364
Contract Liabilities from Ongoing Construction Contracts	9	187.419.521	13.338.364
Derivative Financial Liabilities		0	5.637.216
Derivative Financial Liabilities Held for Hedging			5.637.216
Current provisions		4.599.289	3.867.412
Current provisions for employee benefits	17	1.546.930	815.053
Other current provisions	14	3.052.359	3.052.359
Other Current Liabilities		563.267	
SUB-TOTAL		1.293.544.657	1.001.572.557
Total current liabilities		1.293.544.657	1.001.572.557
NON-CURRENT LIABILITIES			
Long Term Borrowings	5	217.702.993	213.448.837
Trade Payables		52.403.118	27.696.582

Trade Payables To Unrelated Parties	6	52,403.118	27,696.582
Other Payables		275.178	371.256
Other Payables to Unrelated parties	7	275.178	371.256
Contract Liabilities		420,056.535	466,705.200
Contract Liabilities from Ongoing Construction Contracts	9	420,056.535	466,705.200
Non-current provisions		3,515.471	2,038.341
Non-current provisions for employee benefits	17	3,515.471	2,038.341
Other non-current liabilities		1,557.727	
Total non-current liabilities		695,511.022	710,260.216
Total liabilities		1,989,055.679	1,711,832.773
EQUITY			
Equity attributable to owners of parent		1,910,240.784	1,860,285.878
Issued capital	16	364,000.000	250,000.000
Treasury Shares (-)		-3,364.272	
Share Premium (Discount)	16	146,712.969	146,712.969
Other Accumulated Comprehensive Income (Loss) that will not be Reclassified in Profit or Loss		543,943.504	544,789.824
Gains (Losses) on Revaluation and Remeasurement		543,943.504	544,789.824
Increases (Decreases) on Revaluation of Property, Plant and Equipment	16	546,227.514	546,227.514
Gains (Losses) on Remeasurements of Defined Benefit Plans	16	-2,284.010	-1,437.690
Restricted Reserves Appropriated From Profits		29,488.673	23,485.420
Prior Years' Profits or Losses		778,658.684	660,341.702
Current Period Net Profit Or Loss		50,801.226	234,955.963
Non-controlling interests		927.522	180.230
Total equity		1,911,168.306	1,860,466.108
Total Liabilities and Equity		3,900,223.985	3,572,298.881

Statement of Profit or Loss and Other Comprehensive Income

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018	Current Period 3 Months 01.07.2019 - 30.09.2019	Previous Period 3 Months 01.07.2018 - 30.09.2018
Statement of Profit or Loss and Other Comprehensive Income					
PROFIT (LOSS)					
Revenue	19	308.191.720	178.698.574	228.870.378	109.065.294
Cost of sales	19	-172.312.802	-82.899.775	-124.266.579	-37.603.183
GROSS PROFIT (LOSS) FROM COMMERCIAL OPERATIONS		135.878.918	95.798.799	104.603.799	71.462.111
GROSS PROFIT (LOSS)		135.878.918	95.798.799	104.603.799	71.462.111
General Administrative Expenses	20	-14.382.327	-8.602.842	-4.033.831	-3.150.151
Marketing Expenses	20	-24.472.758	-16.601.149	-8.903.976	-5.418.178
Other Income from Operating Activities	21	109.274.100	237.356.144	42.881.797	153.266.921
Other Expenses from Operating Activities	21	-98.629.640	-129.324.704	-61.638.458	-93.736.557
PROFIT (LOSS) FROM OPERATING ACTIVITIES		107.668.293	178.626.248	72.909.331	122.424.146
PROFIT (LOSS) BEFORE FINANCING INCOME (EXPENSE)		107.668.293	178.626.248	72.909.331	122.424.146
Finance income	22	27.718.580	23.210.540	30.137.742	10.870.041
Finance costs	22	-83.898.311	-233.074.021	-16.647.364	-165.014.355
PROFIT (LOSS) FROM CONTINUING OPERATIONS, BEFORE TAX		51.488.562	-31.237.233	86.399.709	-31.720.168
Tax (Expense) Income, Continuing Operations		19.655	116.219	-23.523	98.190
Deferred Tax (Expense) Income	23	19.655	116.219	-23.523	98.190
PROFIT (LOSS) FROM CONTINUING OPERATIONS		51.508.217	-31.121.014	86.376.186	-31.621.978
PROFIT (LOSS)		51.508.217	-31.121.014	86.376.186	-31.621.978
Profit (loss), attributable to [abstract]					
Non-controlling Interests		706.991	781.229	1.666.463	1.514.142
Owners of Parent		50.801.226	-31.902.243	84.709.723	-33.136.120
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>	18	0,09700000	-0,12800000	0,23300000	-0,13300000
Diluted Earnings Per Share					
OTHER COMPREHENSIVE INCOME					
Other Comprehensive Income that will not be Reclassified to Profit or Loss		-846.320	-96.017	-471.636	28.582
Gains (Losses) on Remeasurements of Defined Benefit Plans		-846.320	-96.017	-471.636	28.582
Other Comprehensive Income That Will Be Reclassified to Profit or Loss		0			
OTHER COMPREHENSIVE INCOME (LOSS)		-846.320	-96.017	-471.636	28.582
TOTAL COMPREHENSIVE INCOME (LOSS)		50.661.897	-31.217.031	85.904.550	-31.593.396
Total Comprehensive Income Attributable to					
Non-controlling Interests		747.292	773.228	1.698.213	1.499.911
Owners of Parent		49.914.605	-31.990.259	84.206.337	-33.093.307

Statement of cash flows (Indirect Method)

Presentation Currency	TL
Nature of Financial Statements	Consolidated

	Footnote Reference	Current Period 01.01.2019 - 30.09.2019	Previous Period 01.01.2018 - 30.09.2018
Statement of cash flows (Indirect Method)			
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES			
Profit (Loss)		50.801.226	-31.121.014
Profit (Loss) from Continuing Operations		50.801.226	-31.121.014
Adjustments to Reconcile Profit (Loss)			
Adjustments for depreciation and amortisation expense	19-20	13.074.207	11.790.031
Adjustments for Impairment Loss (Reversal of Impairment Loss)		469.422	1.276.707
Adjustments for Impairment Loss (Reversal of Impairment Loss) of Receivables	6	469.422	1.276.707
Adjustments for provisions		2.209.008	1.255.638
Adjustments for Interest (Income) Expenses		33.595.057	11.099.553
Adjustments for unrealised foreign exchange losses (gains)		23.543.521	213.288.001
Adjustments for fair value losses (gains)		-5.637.216	-29.108.427
Adjustments for Fair Value Losses (Gains) of Investment Property	11		-20.700.000
Adjustments for Fair Value (Gains) Losses on Derivative Financial Instruments	22	-5.637.216	-8.408.427
Adjustments for Tax (Income) Expenses		-19.655	-116.219
Adjustments for losses (gains) on disposal of non-current assets		0	0
Changes in Working Capital			
Adjustments for decrease (increase) in trade accounts receivable	6	-34.406.775	-10.747.572
Adjustments for Decrease (Increase) in Other Receivables Related with Operations		-226.513.403	-44.167.931
Adjustments for decrease (increase) in inventories		-111.204.602	-149.137.834
Adjustments for increase (decrease) in trade accounts payable		105.815.213	21.718.185
Adjustments for Increase (Decrease) in Contract Liabilities		127.432.492	87.211.289
Increase (Decrease) In Contract Liabilities From Ongoing Construction Contracts		127.432.492	87.211.289
Adjustments for increase (decrease) in other operating payables		99.158.722	170.033.446
Cash Flows from (used in) Operations			
Income taxes refund (paid)		1.118.105	556.943
CASH FLOWS FROM (USED IN) INVESTING ACTIVITIES			
Cash Outflows Arising From Purchase of Shares or Capital Increase of Associates and/or Joint Ventures			-6.249
Proceeds from sales of property, plant, equipment and intangible assets			752.445
Purchase of Property, Plant, Equipment and Intangible Assets	13	-10.695.350	-4.603.594
Interest received	22	7.839.168	6.196.609
CASH FLOWS FROM (USED IN) FINANCING ACTIVITIES			
Proceeds from borrowings		695.585.330	383.045.963
Repayments of borrowings		-770.983.190	-177.140.511
Interest paid		-41.434.225	-17.296.161
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS BEFORE EFFECT OF EXCHANGE RATE CHANGES			
Net increase (decrease) in cash and cash equivalents		-40.252.945	444.779.298
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD			
	4	635.172.561	172.203.795
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD			
	4	594.919.616	616.983.093



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		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								3.893.924	255.498.513	-259.392.437			
Total Comprehensive Income (Loss)													
Profit (loss)										-31.902.243	-31.902.243	781.229	-31.121.014
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													
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													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		146.712.969	401.122.514	-1.371.654			23.485.420	660.341.702	-31.902.243	1.448.388.708	-97.030	1.448.291.678
Statement of changes in equity (abstract)													
Statement of changes in equity (line items)													
Equity at beginning of period	250.000.000		146.712.969	546.227.514	-1.437.690			23.485.420	660.341.702	234.955.963	1.860.285.878	180.230	1.860.466.108
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	114.000.000							2.638.981	118.316.982	-234.955.963			
Total Comprehensive Income (Loss)													
Profit (loss)										50.801.226	50.801.226	706.991	51.508.217
Other Comprehensive Income (Loss)					-846.320						-846.320	40.301	-806.019
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 - 30.09.2018

